



Rainey's Cottage
Dunwear, Bridgwater, TA6 5HH

£975 Per Month

Tamlyns

PROPERTY DESCRIPTION

A two bedroom cottage located on Dunwear Lane, Bridgwater.

Local Authority

Sedgemoor District Council Council Tax Band: D Deposit: £1,125

Available: 15th January 2025

EPC Rating: E

Furnishing: Unfurnished

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR LETTINGS TEAM

01278 454500

bridgwater@tamlyns.co.uk



PROPERTY DESCRIPTION

Description :

A 2 bedroom traditional farm cottage on the East side of Bridgwater in walking distance to the local infant and junior school, St John & St Francis.

Entrance into porch, leading to Reception Room 1 / Dining Room with feature fire place with mantel, understairs storage cupboard. Kitchen with wood wall and base units and roll edge worktops and tile splashback with under counter space for dishwasher, washing machine and slot for cooker.

Reception Room 2 / Lounge with stone fireplace with mantel. Cloakroom containing wc.

First floor – Master double Bedroom with En-suite containing shower cubicle and pedestal hand basin. Second Bedroom is double and overlooks the local fields. Family Bathroom with white suite comprising bath, pedestal hand basin and wc.

On the landing there is a Airing Cupboard with hot water cylinder and slates for storage.

The property benefits from upvc double glazing, modern electric heating and two open fires that are usable.
Outside offers a patio, fenced

Lounge :

Spacious lounge with a usable fireplace and grey fitted carpets.

Kitchen :

Spacious Kitchen with oak effect wall and base units with roll edged wood effect worktops. Under counter space for washing machine. Connection for a freestanding gas range cooker available.

Bathroom :

Electric shower cubical, pedestal hand basin with cupboard and WC

Material Information :

Additional information not previously mentioned.

Gas: Mains

Electricity: Mains

Water and Sewerage: Wessex Water

Central Heating: Gas

Broadband: For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

Mobile Signal: No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

Flood-risk: There has been no flooding in the past five years. For long term flood risk, we recommend visiting the government checker at <https://www.gov.uk/check-long-term-flood-risk>

PLAN



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

- 1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
- 2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

