



PROVIDENT PLACE

Bridgwater, TA6 7DT

Price £195,000

Tamlyns

PROPERTY DESCRIPTION

An Attractive two double bedroom terraced house in a popular residential road. The property benefits from close proximity to the town where all the local amenities can be found. This property benefits from wood double glazed windows throughout and gas central heating. The property has two double bedrooms and a downstairs bathroom, a well appointed kitchen, lounge and dining room. There is a long enclosed garden to the rear which has a vegetable patch, greenhouse and Shed.

Please note that there is no allocated parking.

Situation

*Mid Terrace House*Popular Location*two double bedrooms*Wood double glazing and Gas Central Heating*Lounge/Dining Room*kitchen*downstairs bathroom*enclosed garden*No onward chain*

Local Authority

Somerset Council Council Tax Band: A
Tenure: Freehold
EPC Rating:

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

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Description

An Attractive two double bedroom terraced house in a popular residential road. The property benefits from close proximity to the town where all the local amenities can be found.

This property benefits from wood double glazed windows throughout and gas central heating and is being sold with no onward chain.

The property has two double bedrooms and a downstairs bathroom, a well appointed kitchen, lounge and dining room. There is a long enclosed garden to the rear which has a vegetable patch, greenhouse and Shed.

Please note that there is no allocated parking.

Accommodation

Please note all measurements are approximate.

Entrance

Double glazed front door gives access to:

Lounge/Dining Room

20'0" × 11'9" (6.1 × 3.6)

Wooden double glazed window to front aspect, wooden fire place surround with gas coal effect fire, radiator, stairs rising to first floor, through into:

Kitchen

12'9" × 10'5" (3.9 × 3.2)

Range of wall and base units including full length storage cupboards, contrasting roll edge worktops, integrated electric oven with electric hob over and a stainless steel splash back, stainless steel single drainer sink unit with mixer taps, space and plumbing for washing machine, wooden double glazed window to rear aspect overlooking the garden, space for freestanding fridge/freezer, strip lighting, door to:

Rear Hallway

With access to the family bathroom and the garden

Family Bathroom

9'10" × 5'2" (3.0 × 1.6)

White suite comprising of a paneled bath, low level WC, pedestal wash hand basin, separate shower cubicle, wood obscure double glazed window to rear, radiator, extractor fan. Paneled walls

First Floor

Doors to:

Bedroom 1

11'1" × 11'1" (3.4 × 3.4)

Wood double glazed window to front aspect, radiator, built in wardrobes either side of chimney, (please note the measurements of the room don't include the depth of the wardrobes).

Bedroom 2

9'2" × 8'6" (2.8 × 2.6)

Wood double glazed window to rear, radiator, airing cupboard with shelving housing the central heating boiler

Outside

Rear Garden

The rear garden is partly lawned and is enclosed by fencing to either side, there is a veg patch area and a pathway leads all the way to the rear of the garden, where a greenhouse and shed can be found, there is also rear access but this is not currently used, there is also an outside tap.

Parking

Please note there is only on street parking when available with this property.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water

PROPERTY DESCRIPTION

- Gas central heating, coal effect fire
- Main sewerage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location





PLAN



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

