



EDWARD STREET

Bridgwater, Somerset, TA6 5ET

Price £164,950

Tamlyns

PROPERTY DESCRIPTION

This two bedroom terrace property situated close to the town centre and Bridgwater train station is being sold with the current tenants in situ.

Briefly comprising of Lounge, dining room, Kitchen an bathroom and to the first floor 2 bedrooms.

Outside is an enclosed rear Garden.

Situation

- * Two Bedroom * 2 Reception Rooms * Kitchen * Bathroom * Enclosed Rear Garden
- * Being sold with tenant in situ

Local Authority

Sedgemoor District Council Council Tax Band: A
Tenure: Freehold
EPC Rating: D

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

Accommodation

All sizes are approximate.

Lounge

15'0" x 9'7" (4.59 x 2.93)

Front Door into lounge with double glazed window to the front, under-stairs cupboard, hallway with stairs to the floor and leading to the dining room

Dining Room

15'6" x 9'10" (4.73 x 3.01)

Double glazed door leading out to the rear garden, understairs cupboard.

Kitchen

12'7" x 11'4" (3.86 x 3.46)

Range of wall and base units with work surface over, built in oven and hob, space & plumbing for washing machine, sink unit, double glazed windows to side & rear, double glazed door leading out to the rear garden

Bathroom

8'6" x 5'3" (2.61 x 1.62)

Obscure double glazed window to the side, low level w/c, pedestal wash hand basin, paneled bath with shower over, storage cupboard.

First Floor

Landing

Doors leading to bedrooms

Bedroom 1

15'6" x 9'6" (4.73 x 2.92)

Double glazed window to front, storage cupboard.

Bedroom 2

15'6" x 9'7" (4.73 x 2.93)

Double glazed window to the rear, wall mounted boiler

Outside

Rear Garden

Enclosed rear garden which is mainly laid to chippings.
Storage shed.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- Gas Central Heating
- Mains drains
- No Flooding in the last 5
- Broadband and Mobile signal or coverage in the area.

Council Tax Band A

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

PROPERTY DESCRIPTION







PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.
- 3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

