



Church Street  
Bridgwater, TA6 5AS

Price £225,000

**Tamlyns**

## PROPERTY DESCRIPTION

Offered to the market with no onward chain is this three bedroom Georgian family home.

The property, which is in need of general modernisation and refurbishment, offers spacious accommodation which is arranged over two floors.

Council Tax Band: B

EPC: TBC

### Local Authority

Sedgemoor Council Tax Band: B

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](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

## Porch

6'0" × 5'1" (1.83m × 1.55m)

## Entrance Hall

## Living Room

14'4" × 12'10" (4.37m × 3.93m)

## Dining Room

14'0" × 14'1" (4.27m × 4.29m)

## Kitchen/Breakfast Room

18'1" × 9'4" (5.51m × 2.84m)

## Bedroom One

14'1" × 13'3" (4.29m × 4.04m)

## Landing

## Bedroom Two

14'1" × 12'11" (4.29m × 3.94m)

## Bedroom Three

10'7" × 7'2" (3.23m × 2.18m)

## Bathroom

11'3" × 9'4" (3.43m × 2.84m)

## Description

This three bedroom terraced house which is conveniently situated just off Eastover and within a few minutes walk of the range of amenities in the town centre with the local Asda supermarket located within 250 metres.

This spacious accommodation over two floors briefly comprises: Porch, hallway, living room, dining room, kitchen/breakfast room and WC to the ground floor.

Upstairs there are three bedrooms and a large bathroom.

Externally there is an enclosed courtyard garden with a gate to the back, offering potential of a driveway subject to obtaining any necessary permission.

This character home should be of interest to both investors and owner occupiers.

Bridgwater is an emerging town situated in the heart of the borough of Sedgemoor and within 11 miles of Taunton and 38 miles of Bristol. The town which is famed for its annual carnival is a thriving place with many new jobs being created in recent years.

## GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty.

Services: Mains water, mains electricity, mains drainage, gas fired central heating.

Local Authority: Sedgemoor District Council

## Material Information

Services: Mains gas, electricity, water and sewerage.

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

The property has not flooded within the last five years. For more information, please see:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

# PLAN



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

