

WEMBDON ROAD Bridgwater, TA6 7PJ

Asking Price £350,000



PROPERTY DESCRIPTION

A beautifully presented, extended semi-detached house, tastefully modernised and decorated, enjoying a no-through road situation on Bridgwater's sought after west side. EPC D.

Situation

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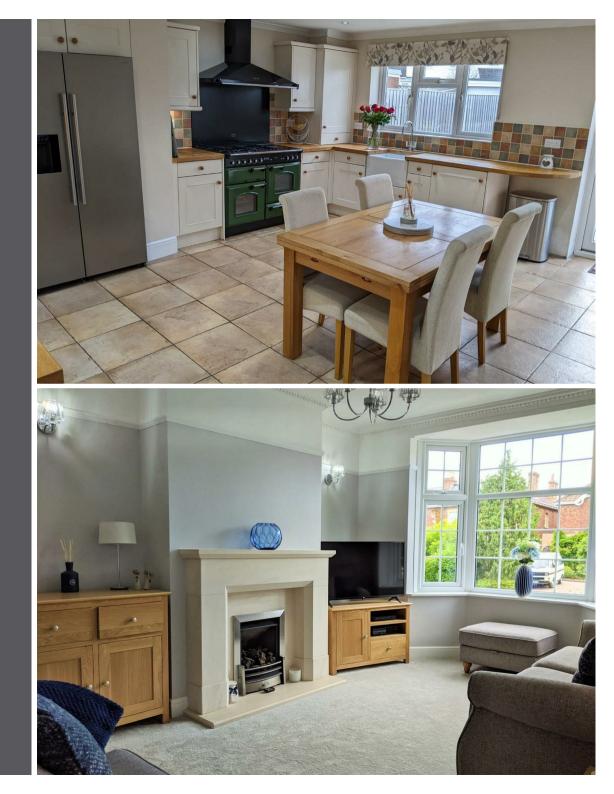
Local Authority

Council Tax Band: 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

Entrance Hall Kitchen/Breakfast Room 17'3 × 15'6 (5.26m × 4.72m) Max.	Directions Head west out of Bridgwater along Wembdon Road, following until turning right before The Quantock public house. Proceed, passing the turning for Brymore Close, where the property wiull be found shortly after on the left, identified by our For Sale sign.
Utility Room 6' × 5'5 (1.83m × 1.65m)	Tenure Freehold
Cloakroom/w/c 5'5 × 3' (1.65m × 0.91m)	Services Electricity, gas, water, drainage, telephone and broadband.
Sitting Room 4'8" × 0' " plus bay (4.47 × 3.33 plus bay)	Council Tax Band
Dining Room $ ' 0" \times 9'4" (3.6 \times 2.84)$	Material Information Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:
Landing	checker.ofcom.org.uk/en-gb/mobile-coverage
Bedroom One 3'2" × '0" plus bay (4.0 × 3.35 plus bay)	checker.ofcom.org.uk/en-gb/broadband-coverage
Bedroom Two 10'0" × 9'11" (3.05 × 3.02)	The property has not flooded within the last five years. For more information, please see: flood-map-for-planning.service.gov.uk/location
Bedroom Three 9'5" × 8'6" (2.87 × 2.59)	
Bath/Shower Room	

8'0" × 6'3" (2.44 × 1.91)

Agent's Note This property belongs to an employee of Tamlyns.

PROPERTY DESCRIPTION







PLAN



IMPORTANT NOTICE

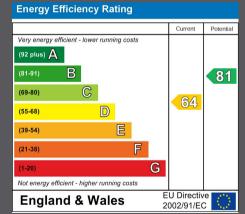
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

I. 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 uplon 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).







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