



WEMBDON ROAD

Bridgwater, TA6 7PJ

Asking Price £350,000

Tamlyns

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

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.

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.

Utility Room

6' × 5'5" (1.83m × 1.65m)

Cloakroom/w/c

5'5" × 3' (1.65m × 0.91m)

Sitting Room

14'8" × 10'11" plus bay (4.47 × 3.33 plus bay)

Dining Room

11'10" × 9'4" (3.61 × 2.84)

Landing

Bedroom One

13'2" × 11'0" plus bay (4.01 × 3.35 plus bay)

Bedroom Two

10'0" × 9'11" (3.05 × 3.02)

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.

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 will be found shortly after on the left, identified by our For Sale sign.

Tenure

Freehold

Services

Electricity, gas, water, drainage, telephone and broadband.

Council Tax Band

C

Material Information

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

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

PROPERTY DESCRIPTION







PLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(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).

