



102 Wellington Road

Bridgwater, TA6 5HA

Price £125,000



PROPERTY DESCRIPTION

An opportunity to purchase a two bedroom, two reception terraced house situated in a sought after location close to local amenities in need of general modernisation and improvement.

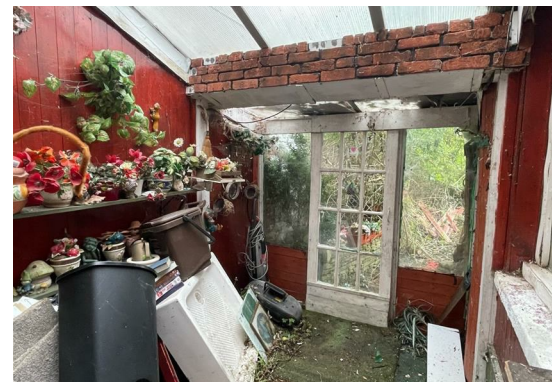
Entrance porch* entrance hall* lounge* dining room* kitchen* lean to* two double bedrooms* bathroom* good sized garden to the rear.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Freehold

EPC Rating: F



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

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Porch

Double glazed door to the:

Entrance Hall

With stairs rising to the first floor. Understair recess and night storage heater.

Lounge

11'6" x 11'6" (3.53 x 3.52)

Double glazed window to the front, fire surround.

Dining Room

12'3" x 9'3" (3.75 x 2.84)

Window to the rear, fire surround.

Kitchen

11'1" x 7'1" (3.38 x 2.17)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, space for fridge/freezer and space for cooker. Window to the side and multi pane door to the:

Lean To

11'0" x 6'1" (3.37 x 1.87)

Of timber construction with sliding door to the garden. In need of repair.

First Floor Landing

Bedroom 1

14'0" maximum x 10'6" (4.29 maximum x 3.21)

Upvc double glazed window to the front.

Bedroom 2

12'3" x 9'5" (3.75 x 2.89)

Upvc double glazed window to the rear.

Bathroom

11'3" x 8'1" (3.44 x 2.47)

Comprising panelled bath, wash hand basin and close coupled w.c. Hot water tank and upvc double glazed window to the rear.

Rear Garden

Garden area with outbuilding in need of repair.

The garden measures approximately 40ft in length.

Description

The property is situated in a convenient location close to local amenities and is in need of general modernisation and improvement works.

Offers a great opportunity for reconfiguration and potential extension subject to any necessary consents.

The property briefly comprises entrance porch, entrance hall, lounge, separate dining room, kitchen with lean to off. To the first floor there are two good sized double bedrooms and large bathroom.

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Material Information

Additional information not previously mentioned

The property is Leasehold and there is a charge on the property.

- Mains electric, gas and water
- Water not metered
- Two night storage heaters, gas fire in lounge, electric fire in front room
- 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









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

01278 793700

sales@berrymansproperties.net

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. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations 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 are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
 Alletsons up to £180 inc. VAT. Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

