

VICTORIA ROAD

Bridgwater, TA6 7AD

Price Guide £185,000

Tamlyns

PROPERTY DESCRIPTION

The property is situated in the popular location of Victoria Road which is within walking distance of town. this is a 3 bedroom mid terrace property in need of modernisation and is being sold with the benefit of no onward chain.

The property has a garage at the rear of the property for parking which is approached by a private lane.

Situation

*Mid terraced House*3 Bedrooms*Shower Room*Living Room*dining Room*Kitchen*rear Garden*Garage*No Onward Chain*

Local Authority

Sedgemoor Council Tax Band: A
Tenure: Freehold
EPC Rating: F

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

Description

Accommodation
All measurements are approximate.

Entrance Hall
Front door into hallway with stairs rising to first floor, under stairs storage

Living Room
13'1" x 11'6" (3.99 x 3.52)
Window to front, fireplace, sliding door to kitchen

Dining Room
13'10" x 9'8" (4.23m x 2.95m)
Sliding door to rear giving access to rear garden, sink unit (this room has been previously used as a bedroom)

Kitchen
9'3" x 8'11" (2.82 x 2.73)
Range of wall and base units, space for cooker, stainless steel single drainer sink unit.

Sun Room
7'4" x 6'8" (2.25 x 2.05)
Door to rear

First Floor

Bedroom One
13'1" x 11'6" (3.99 x 3.52)
Double bedroom with window to front.

Bedroom Two
12'0" x 7'7" (3.67 x 2.32)
Window to rear

Bedroom Three
9'8" x 8'8" (2.95 x 2.65)
Window to rear

Shower Room
Window to front, low level WC, shower cubicle, pedestal wash hand basin

Outside

Front Garden
Enclosed by brick walling and hedging with gate and pathway leading to front door.

Rear Garden
Patio for ease of maintenance with flower boarders and gateway giving access to rear lane and:

Garage
Detached single garage.

Council Tax
A

Material Information...
Additional information not previously mentioned
- Mains electric and water.
- No Central Heating, electric room heaters.
- Mains drainage
- 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:

PROPERTY DESCRIPTION

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













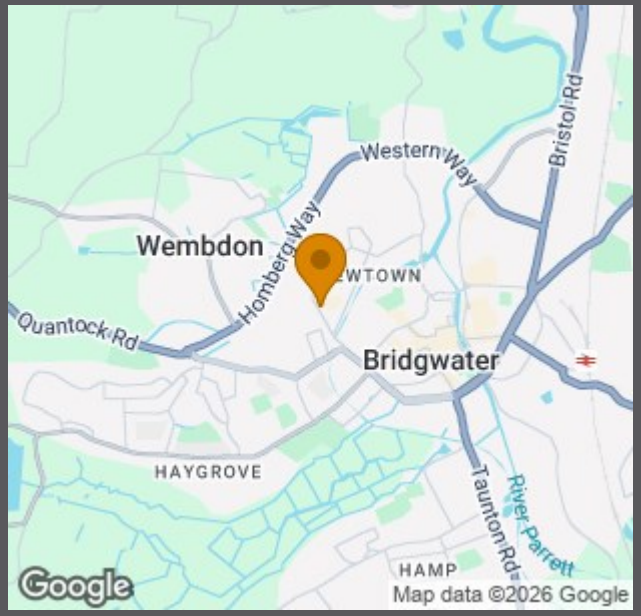


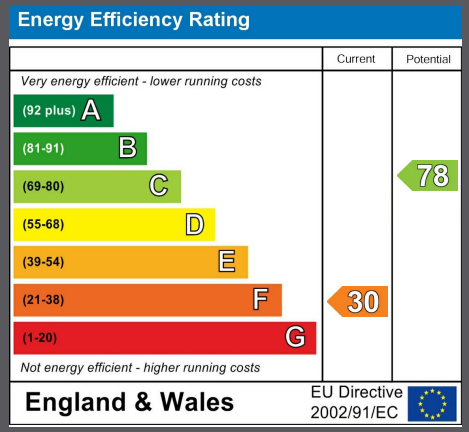




PLAN







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.

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 uplon 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

Tamlyns

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