

Merino Way

Stockmoor, Bridgwater, TA6 6WH

£1,250 PCM

Tamlyns

PROPERTY DESCRIPTION

Three bedroom beautifully presented mid-terrace property located within Stockmoor Village and quick access to Junction 24 and the M5. From front door leads to entrance hallway, just off of hallway is downstairs wc. Through to neutrally decorated lounge with wood effect laminate and feature wallpapered wall. To the rear of the property is the kitchen/diner, decorated in neutral colours with wood effect wall and base units and light granite effect roll-edge worktop, as well as integrated gas hob and oven. Stairs to first floor landing. Master double bedroom to the front of the property with built in single wardrobe and en suite. En suite with pedestal hand basin, wc and walk in shower unit with electric shower. Small double bedroom with built in double wardrobe and single bedroom to the rear of the property. Main bathroom off landing with suite comprising of white bath, white pedestal hand basin and wc. The rear garden has patio area and lawn section as well as rear access to the garage. This property benefits from gas central heating, off road parking for one car with garage and UPVC windows. EPC B. Council tax C. Would consider one small dog for an extra £20 pcm.

Local Authority

Sedgemoor District Council Council Tax Band: C

EPC Rating: C

Deposit: £1,442

Available: 26th March 2023

Furnishing: Unfurnished

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

01278 454500

bridgwater@tamlyns.co.uk



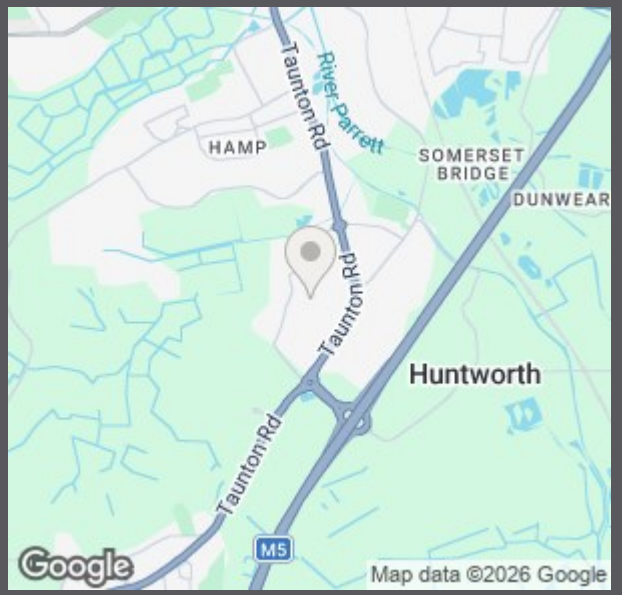


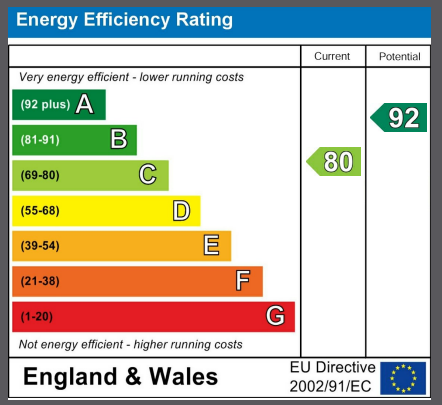
PROPERTY DESCRIPTION

This beautifully presented three-bed mid terrace house briefly comprises of a light and airy lounge leading through to a spacious kitchen/diner that overlooks the enclosed rear garden. Downstairs also benefits from a cloakroom/WC. Upstairs boasts a master bedroom with ensuite bathroom, two additional good sized bedrooms and a family bathroom with bath and over-bath shower. Outside you will find a secure garage and off-road parking for one vehicle. Merino Way is a lovely area close to local amenities including a school, shops, take-aways and green spaces. It is also close to J24 of the M5 and a HPC park and ride.

Material information
Additional information not previously mentioned.
Gas: Mains
Electricity: Mains
Water and Sewerage: Wessex Water
Central heating: Gas
Broadband: For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.
Mobile Signal: No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.
Flood-risk: There has been no flooding in the past five years. For long term flood risk, we recommend visiting the government checker at https://www.gov.uk/check-long-term-flood-risk

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.

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