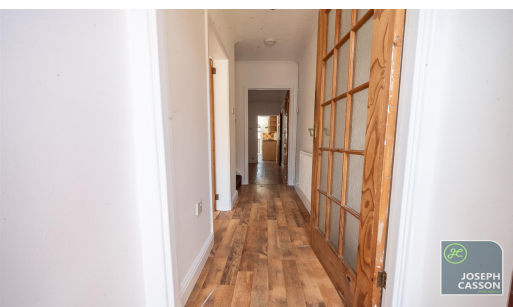




Wellington Road

Bridgwater

£165,000

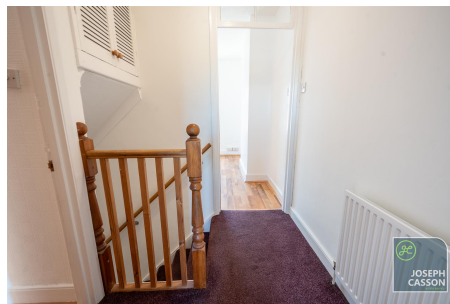
Ref: 34801533

Bridgwater
Telephone: 01278 258005
Email: office@josephcasson.co.uk
 1 Friar Lawn, Bridgwater, Somerset, TA6
 2LL

Taunton
Telephone: 01823 740051
Email: taunton@josephcasson.co.uk
 Collar Factory, St Augustine Street, Taunton,
 Somerset, TA1 1QN



Gallery



Property Description

Location: Bridgwater

NO ONWARD CHAIN. This traditional mid-terraced home is conveniently positioned close to Bridgwater railway station and within easy reach of the town centre and its range of amenities.

The accommodation briefly comprises two generous reception rooms, a kitchen and shower room to the ground floor. Upstairs, there are three bedrooms, all accessed from the landing.

Outside, the property benefits from an enclosed rear garden, providing a private outdoor space to enjoy.

An ideal opportunity for first-time buyers, investors or those seeking a conveniently located family home.

TENURE: Leasehold - 1000 years from 1877 (851 years remaining).

GROUND RENT: £6.00 Per Annum

ACCOMMODATION - This double-glazed and gas centrally heated traditional terraced property briefly comprises an entrance hallway, two reception rooms, kitchen and shower room to the ground floor. Upstairs, there are three bedrooms, all accessed from the landing.

Externally, the property benefits from an enclosed rear garden, predominantly laid to lawn, providing a pleasant outdoor space for relaxation and entertaining.

LOCATION - Bridgwater offers a comprehensive range of shopping, leisure and educational facilities, together with excellent transport links via the M5 motorway and mainline railway services. The town is ideally positioned for commuters and provides convenient access to the wider Somerset region. A short distance to the west lie the Quantock Hills, an Area of Outstanding Natural Beauty, offering an abundance of scenic walks, cycling routes and outdoor pursuits.

ADDITIONAL INFORMATION - Tenure: Leasehold - 1000 years from 23/01/1877

Ground Rent: Peppercorn. £2.00-£6.00 per annum. Awaiting confirmation.

Estate/Management Charge: No

EPC Rating: C

Council Tax Band: A

UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: Yes

Central Heating: Yes - Gas

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

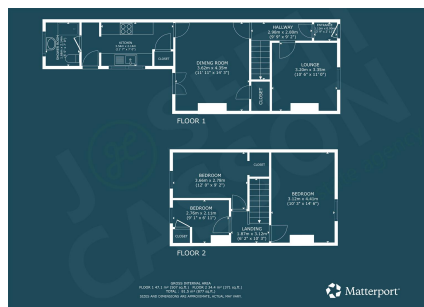
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Additional Info

For Sale	Beds: 3	Baths: 1
Type: House	Floor Area : 926 sqft	Traditional Mid-Terraced Property
Three Bedrooms	One Bathroom	Two Reception Rooms
Kitchen	Enclosed Rear Garden	Gas Central Heating
Double Glazing	No Onward Chain	Character Features

FloorPlans



Bridgwater
Telephone: 01278 258005
Email: office@josephcasson.co.uk
1 Friarn Lawn, Bridgwater, Somerset, TA6
2LU

Taunton
Telephone: 01823 740051
Email: taunton@josephcasson.co.uk
Collar Factory, St Augustine Street, Taunton,
Somerset, TA1 1QN