



Wellington Road – £175,000 Leasehold

Linda Saunders | Estate Agents



49 Wellington Road
Bridgwater
TA6 5EY

We are pleased to bring to market this traditional three bedroom terrace family home. The property is conveniently situated close to local schools, shops and mainline railway station and further benefits from a rear courtyard garden.

The property briefly comprises; kitchen, two reception rooms and bathroom to the ground floor and three bedrooms to the first. The property is likely to appeal to both first time buyers and investors alike. Viewing is highly recommended and is available with no onward chain.

ACCOMMODATION (All measurements are approximate)

Lounge: 15'04" x 10'07" maximum measurement. PVCu double glazed window to front aspect, ceiling light, TV point, radiator and carpet as fitted. Door to: -

Entrance Hallway: Tiled flooring and inner door to: -

Dining Room/2nd Reception Room: 10'08 x 15'03" maximum measurement. PVCu French doors opening onto the courtyard garden, understairs cupboard, coved ceiling, radiator, and tiled flooring. Multiglazed door to: -

Kitchen: PVCu double glazed window to side aspect, fitted with a range of eye and low level units with complimentary work surface and tiled splashbacks, space for fridge/freezer, stainless steel sink and drainer unit with hot and cold mixer tap, space and plumbing for washing machine, space for cooker with extractor over, ceiling light, radiator, and tiled flooring. Door to rear lobby, further PVCu door to courtyard garden.

Bathroom: 05'09" x 07'03". Fitted with a white three piece matching suite comprising of close coupled WC, pedestal wash hand basin, bath with shower over, Extractor, fully tiled splashbacks, chrome ladder style radiator, and tiled flooring.

Landing: Loft hatch and carpet as fitted.

Bedroom 1: 15'06" x 10'08". PVCu double glazed window to front aspect, over stairs cupboard, ceiling light, radiator, and carpet as fitted.

Bedroom 2: 08'09" x 07'10". PVCu double glazed window to rear aspect, ceiling light, radiator and carpet as fitted.

Bedroom 3: 10'10" x 06'05". PVCu double glazed window to rear aspect, ceiling light, radiator and carpet as fitted.

OUTSIDE

There is a rear courtyard garden.

EPC Rating: **D63**

Council Tax Band: **A**

Local authority reference number 6707600490

The lease is £1.60 a year and ends 31/12/2854. To buy is about £750.00 (incl solicitors fees).

Please Note: These are preliminary details as we are awaiting their approval from our vendor.

These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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FREE Market Appraisal

If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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