



38 Polden Street, Bridgwater TA6 5EN

£145,000

GIBBINS RICHARDS 
Making home moves happen

**** INVESTMENT BUYERS ONLY **** A well presented two double bedroom mid terrace house offered with no onward chain. The property is warmed by gas central heating and double glazed throughout. The accommodation comprises in brief; entrance hall, sitting/dining room, kitchen, ground floor bathroom and two first floor double bedrooms. Rear courtyard garden.

Tenure: Leasehold / Energy Rating: D / Council Tax Band: A

The property is located within walking distance to the town centre and close to other transport facilities. Bridgwater itself provides easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

INVESTMENT BUYERS ONLY
TWO FIRST FLOOR DOUBLE BEDROOMS
WALKING DISTANCE TO TOWN CENTRE
COURTYARD GARDEN
GAS CENTRAL HEATING
DOUBLE GLAZING
NO ONWARD CHAIN





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Entrance Hall
Sitting/Dining Room

4' 11" x 3' 3" (1.5m x 1.m) Door to;
22' 05" x 13' 02" (6.83m x 4.01m) Front
aspect window, understairs storage
cupboard, stairs to first floor, open plan
into kitchen.

Kitchen

13' 9" x 6' 7" (4.2m x 2.m) Range of wall
and base units with work surface over,
electric hob and cooker, side aspect
window, door to rear, space and
plumbing for washing machine.

Bathroom

6' 7" x 5' 7" (2.m x 1.7m) Side aspect
obscure window, equipped in a three
piece suite comprising bath with
overhead shower, wash hand basin, low
level WC.

First Floor Landing

Doors to two bedrooms.

Bedroom 1

13' 1" x 9' 6" (4.m x 2.9m) Front aspect
window.

Bedroom 2

12' 6" x 9' 10" (3.8m x 3.m) Rear aspect
window.

Courtyard Garden

Laid to shingle with an area of patio.

AGENTS NOTE

The tenure to the property is 'leasehold'
with a 300 year Lease commencing 25th
March 1860. Full details of the Lease can
be sought via your legal representative.



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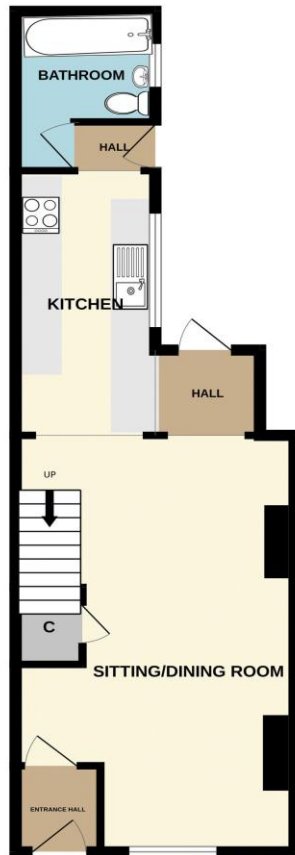


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GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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