



GIBBINS RICHARDS 

157 Bristol Road, Bridgwater TA6 4BG

£200,000

GIBBINS RICHARDS 
Making home moves happen

Located in a convenient position on Bridgwater's northern edge, this spacious Victorian terrace home is well presented throughout, fully UPVC double glazed and warmed by mains gas fired central heating. The accommodation in brief comprises; entrance porch, entrance hall, sitting room, dining room, kitchen/breakfast room. A galleried landing leads to two first floor bedrooms and family bathroom. Externally the property has off road parking to the rear and enclosed rear garden. The property is being sold with NO ONWARD CHAIN and would make an ideal first time/investment purchase.

Tenure: Freehold / Energy Rating: D / Council Tax Band: B

The property lies within easy access to town centre amenities and also offers convenient access to the M5 motorway at Junction 23.

SPACIOUS VICTORIAN HOME
GAS CENTRAL HEATING
FULL UPVC DOUBLE GLAZING
OFF ROAD PARKING
ENCLOSED REAR GARDEN
RE-FITTED KITCHEN
WALKING DISTANCE TO TOWN CENTRE
EASY M5 ACCESS





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Entrance Hallway	
Sitting Room	11' 11" x 11' 7" (3.63m x 3.53m) Front aspect bay window.
Dining Room	12' 11" x 9' 6" (3.93m x 2.89m) Rear aspect window.
Kitchen/Breakfast Room	23' 3" x 7' 10" (7.08m x 2.39m) (max) Rear and side aspect windows. Door to garden.
First Floor Landing	Doors to three bedrooms.
Bedroom 1	15' 3" x 12' 0" (4.64m x 3.65m) Front aspect window.
Bedroom 2	12' 9" x 9' 8" (3.88m x 2.94m) Rear aspect window.
Bathroom	11' 5" x 7' 0" (3.48m x 2.13m) Rear aspect obscure window. Fitted in a matching white three piece suite comprising low level WC, wash hand basin, bath with electric shower over.
Outside	The rear garden measures approximately - 45' (13.71m) in length by 16' (4.87m) in width and is enclosed by timber fencing and brick wall. Pedestrian fencing and gates to the rear leading to area of off road parking.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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