

157 Bristol Road, Bridgwater TA6 4BG £200,000



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











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.

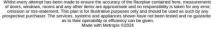






GROUND FLOOR 1ST FLOOR













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.









We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is 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 £200 per transaction. 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.