

2 Canal View, Old Taunton Road, Bridgwater TA6 3NS £245,000

GIBBINS RICHARDS A
Making home moves happen

A three bedroom semi-detached bungalow in need of up-dating and situated on the historic Bridgwater Canal. The property is within walking distance to local shops and amenities. The accommodation comprises in brief; entrance hallway, sitting room, sun lounge, dining room, kitchen, three bedrooms and wet room. Front and rear gardens with shed/utility and single garage.

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

The property is situated within walking distance to the town centre. Bridgwater itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

NO ONWARD CHAIN
OIL CENTRAL HEATING
UP-DATING REQUIRED
SINGLE GARAGE
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
THREE BEDROOM SEMI-DETACHED BUNGALOW
DOUBLE GLAZED
WET ROOM











Entrance Hall

Leading to sitting room, dining room, kitchen, three bedrooms and wet room.

Hatch to loft with ladder. Storage cupboards.

Sitting Room 14' 6" x 13' 4" (4.42m x 4.06m) Front aspect window.

Sun Lounge 13' 4" x 10' 5" (4.06m x 3.17m) Side aspect window. Front aspect sliding patio doors.

Bedroom 1 12' 4" x 11' 6" (3.76m x 3.50m) Rear aspect window. Shower enclosure with electric

shower.

Bedroom 2 12' 8" x 8' 9" (3.86m x 2.66m) Front aspect

window looking into sun lounge.

Bedroom 3 9' 9" x 7' 2" (2.97m x 2.18m) Front aspect

window looking into sun lounge.

Wet Room 7' 9" x 5' 8" (2.36m x 1.73m) Dual rear aspect obscure windows. Low level WC, wash hand basin, walk-in shower, heated

towel rail.

Dining Room 12' 0" x 8' 4" (3.65m x 2.54m) Side aspect

window.

Kitchen 12' 5" x 8' 5" (3.78m x 2.56m) Rear aspect window. Side door leading into the garden.

Front and rear gardens.

7' 1" x 5' 5" (2.16m x 1.65m) with power and lighting. Plumbing for washing

machine.

Garage 20' 2" x 8' 3" (6.14m x 2.51m) Mains power

and lighting. Up and over garage door.

(Accessed via a rear lane)







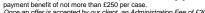






The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property and P



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.







