

9 Victoria Way, Spaxton, Nr. Bridgwater TA5 1BQ £255,000



** AVAILABLE WITH NO ONWARD CHAIN **

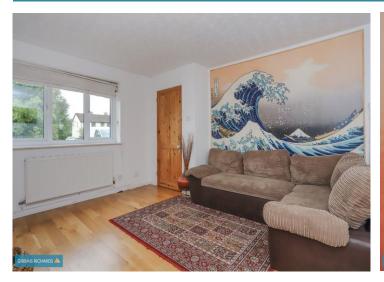
A well presented three bedroom semi-detached home located in the village of Spaxton. The property benefits from off road parking, garage, and double glazing. The accommodation briefly comprises an entrance hallway, sitting room, kitchen/dining room and garden room. On the first floor, there are three bedrooms and a family bathroom. Externally, the front offers off road parking, while the rear features a laid-to-lawn garden with access to the garage and store.

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

The village of Spaxton lies approximately five miles from Bridgwater and ten miles from Taunton. Both towns offer an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 24 and 25. Taunton and Bridgwater also offer a mainline intercity railway links.

NO ONWARD CHAIN SEMI-DETACHED HOUSE OFF ROAD PARKING VILLAGE LOCATION GARAGE SITTING ROOM WITH LOG BURNER ELECTRIC HEATING EXTENDED TO REAR WITH A WOODEN LOG CABIN





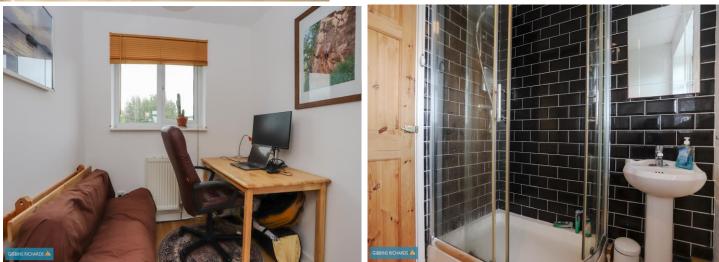






Leading to the lounge and stairs to the first floor.
15' 2" x 12' 3" (4.62m x 3.73m) Front aspect window and inset wood burner.
15' 1" x 8' 10" (4.59m x 2.69m) Sliding door leading to the log cabin, rear aspect window and a range of base and wall mounted units.
13' 0'' x 9' 1" (3.96m x 2.77m) Timber construction with french doors leading to the rear garden.
Leading to three bedrooms and family shower room. Loft Hatch. door to airing cupboard with slimline electric boiler.
11' 1'' x 8' 4'' (3.38m x 2.54m) Front aspect window with build in wardrobes.
9' 4" x 9' 0" (2.84m x 2.74m) Rear aspect window and build in wardrobe.
7' 0'' x 7' 0'' (2.13m x 2.13m) Front aspect window.
Toilet, basin and shower. rear aspect privacy glass window.
To the front of the property is off road parking leading to garage with lawned garden area. The rear is laid to lawn and adjoins open fields.







Whits every attempt has been made to ensure the accuracy of the flooplan contained here, measurements of door, window, room and any other items are approximate and no responsibility is taken for any error, nonsorio on measurements and the second and any other second as used by any properties purchaser. These, synthese and applicance shows and to be the second as the programment between the second and the Made with Metropic CO204.





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.

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