



GIBBINS RICHARDS 
Making home moves happen

38 Rhode Lane, Bridgwater TA6 6HU
£189,950

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A well presented three bedroom terrace house offered for sale with no onward chain. This attractive property would make an ideal first time/investment purchase and is located in a convenient position on Bridgwater's south side and within easy access to the town centre. Externally there is an enclosed garden to the rear and unallocated on street parking to the front. Internally the accommodation is generally well presented, fully UPVC double glazed and warmed by mains gas fired central heating. The internal accommodation comprises in brief; entrance hall, sitting room, dining room, kitchen, three first floor bedrooms and bathroom.

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

Bridgwater town itself offers 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
UPVC DOUBLE GLAZING
MAINS GAS FIRED CENTRAL HEATING
UNALLOCATED ON STREET PARKING
ENCLOSED REAR GARDEN
THREE FIRST FLOOR BEDROOMS
WELL PRESENTED THROUGHOUT
IDEAL FIRST TIME/INVESTMENT PURCHASE



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Entrance Hall	Stairs rising to first floor. High level electric fuse board and meter. Door to;
Sitting Room	10' 8" x 10' 7" (3.25m x 3.22m) Front aspect window. Ornate fireplace.
Dining Room	14' 1" x 13' 5" (4.29m x 4.09m) Rear aspect window. Opening to kitchen. Understairs recess.
Kitchen	12' 4" x 6' 8" (3.76m x 2.03m) Rear aspect window and door to garden. Fitted with a modern range of matching eye and low level units, integrated electric oven and four ring gas hob with extractor fan and light over. Space for tall fridge/freezer. Wall mounted 'Ideal' gas combination boiler providing main central heating and domestic hot water.
First Floor Landing	Doors to three bedrooms and bathroom. Hatch to loft.
Bedroom 1	11' 11" x 10' 8" (3.63m x 3.25m) Front aspect window. Built-in wardrobe with mirror fronted sliding doors, hanging rail and shelving.
Bathroom	8' 7" x 4' 10" (2.61m x 1.47m) Fitted with a white three piece matching suite comprising low level WC, pedestal wash hand basin, bath with overhead shower over.
Bedroom 2	8' 8" x 8' 2" (2.64m x 2.49m) Rear aspect window. Original Victorian fireplace.
Bedroom 3	8' 7" x 6' 11" (2.61m x 2.11m) Rear aspect window.
Outside	Unallocated roadside parking to the front. Small area of front garden laid to gravel with path and steps leading to front door. The rear garden measures approximately - 57' 6" (17.51m) in length and enclosed by timber fencing. There is a concrete hardstanding alongside the property with steps leading to raised area of garden beyond. Circular paved patio area and block garden room (requiring building works). Outside light and tap.



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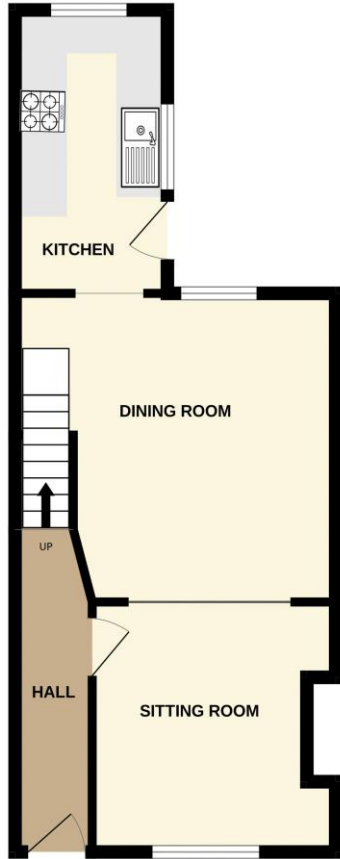


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GROUND FLOOR



1ST FLOOR



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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17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk