

Southgate Avenue  
Bridgwater  
TA6 6BU



  
**JOSEPH CASSON**  
the estate agency your home deserves





£155,000

- Traditional Terraced Property
- In need of Refurbishment
  - Three Bedrooms
  - Shower Room
- Two Reception Rooms
  - Kitchen & Utility
  - Ground Floor WC
- Gas Central Heating
  - Double Glazing
- No Onward Chain

Looking for a new project? This terraced property is located on a peaceful street near the Bridgwater & Taunton canal and just a short distance from Bridgwater town centre.

In need of extensive modernisation, this home is the perfect blank canvas for you to put your own stamp on. Plus, with no chain, you could be moving in sooner than you think!

Don't miss out on this opportunity to create your dream home - contact us today to arrange a viewing!

## ACCOMMODATION

This double glazed and gas centrally heated accommodation briefly comprises: entrance hallway, through lounge/diner, kitchen, utility area, WC and lean to, to the ground floor. Arrnaged on the first floor are three bedrooms and a shower room. Outside, there is a small front garden and a hard landscaped rear garden with side access.

## LOCATION

Bridgwater offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

## MORTGAGE / CONDITION STATEMENT

Please be aware that the current condition of this property and the necessary repairs may make it difficult to secure a mortgage. We recommend consulting with your financial advisor to explore alternative financing options.

If you are determined to pursue a mortgage for this property, please proceed with caution as there may be additional financial risks involved. It is important to fully understand the implications and potential challenges before moving forward with any financing decisions.





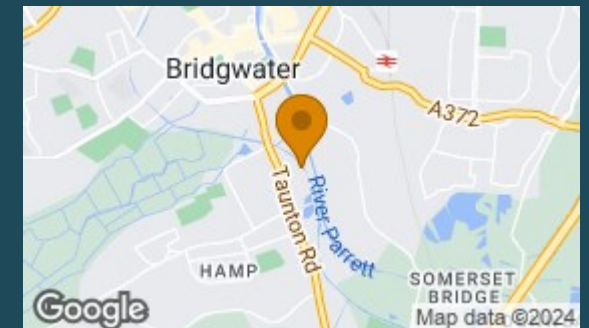
GROSS INTERNAL AREA  
 FLOOR 1 50.8 m<sup>2</sup> (547 sq.ft.) FLOOR 2 46.9 m<sup>2</sup> (504 sq.ft.)  
 TOTAL : 97.6 m<sup>2</sup> (1,051 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

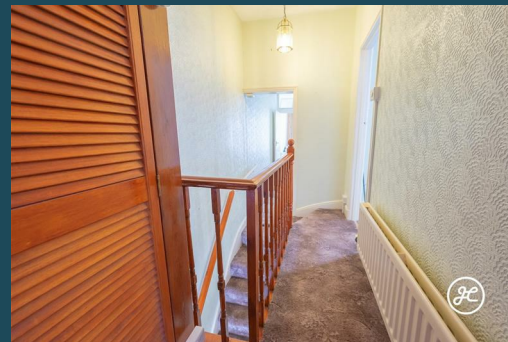
### Council Tax Band

B

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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