

# **ESTATE AGENTS**









6 Washington Gardens, Bridgwater, TA6 7AE £210,000

Located to the west of the town centre and within easy reach of local amenities is this delightful Victorian terrace house providing a spacious, attractive modernised bay windowed property.

The double glazed and centrally heated accommodation briefly comprises entrance hallway, living room, dining room, kitchen and utility room to the ground floor.

Upstairs there are two good size bedrooms with an upgraded bathroom.

The rear garden provides an appealing outside space which retains a high degree of privacy and provides access to an oversized summerhouse which is also accessed from the shared lane to the rear.

There are outline plans in place for a loft room and scope to extend into the garden (subject to the necessary permissions).

For an appointment to view please contact the vendors sole agent.

### **ENTRANCE**

Open canopy porch with door inset to:

### **ENTRANCE HALL**

Stairs rising to first floor. Wood effect flooring, radiator, doors to living room and dining room.

### LIVING ROOM

Front aspect double glazed bay window, feature fireplace with gas fire inset, radiator.

### **DINING ROOM**

Double glazed window to rear aspect. Feature fireplace. Large under stairs cupboard. Wood effect flooring, radiator, picture rail, door to:

### **KITCHEN**

Side aspect double glazed window. Fitted with matching wall, base and drawer units with roll top work surfaces over and sink and drainer unit inset, tiled splashbacks. Space and point for gas cooker with stainless steel style extractor over. Space for fridge/freezer, Wood effect flooring, double glazed obscure door to the utility room. Double glazed door and window combination unit to the garden.

### **UTILITY ROOM**

Door to front. Fitted with a matching range of wall units with work surface. Space beneath for a washing machine, tumble dryer and dishwasher. Window to rear aspect.

### **LANDING**

Stripped floorboards, radiator. Loft hatch, doors to bedrooms and bathroom.

# **BEDROOM ONE**

Double glazed window to front aspect. Feature fireplace. Two built in wardrobes. Stripped floorboards. Radiator.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator.

### **BATHROOM**

Rear aspect obscure double glazed window. Fitted with a stylish and contemporary four piece suite comprising walk-in shower with rain head, standalone bath, vanity unit with hand basin inset and storage beneath, close coupled WC with push button flush. Colour co-ordinated floor and walls, heated towel rail, tiled floor. Airing cupboard housing the gas fired boiler.

### **EXTERIOR**

### **GARDEN**

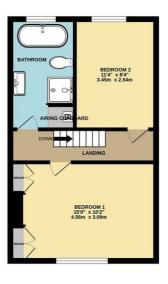
Fully enclosed. Mainly laid to lawn with pathway to the summerhouse. There is rear access from the shared lane to the rear.

### **SUMMERHOUSE**

Power and light connected.

GROUND FLOOR 1ST FLOOR



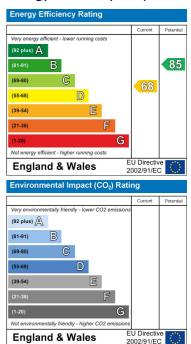


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measuremen of doors, windows, scomes and any other items are approximate and no responsibility is taken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systemis and appliances shown have not been tested and no guarter as to their operations or efficiency can be given.

# Area Map

# Wembdon NEWTOWN NEWTOWN NEWTOWN State of Bridgwater and Bridgw

# **Energy Efficiency Graph**



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller.











