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ESTATE AGENTS



5 Edward Street, Bridgwater, TA6 5ET

£159,950

A chance to acquire this older style terraced house which is situated just off St John Street and within 250 metres of the mainline railway station.

This two bedroom home has been much improved over the years and is now being sold with the added advantage of no onward chain.

The double glazed and centrally heated accommodation briefly comprises entrance vestibule, hallway, living room, dining room and kitchen to the ground floor with two double bedrooms and bathroom to the first floor.

This two bedroom home should be of interest to both investors and owner occupiers.

For more information or an appointment to view please contact the vendors sole agents.

ENTRANCE

Via UPVC double glazed front door with obscure coloured leaded light pane inset and double glazed fanlight over to:

ENTRANCE VESTIBULE

Tiled flooring, electric meter and consumer unit, obscure half glazed door to:

HALLWAY

Radiator, turning staircase leading to first floor and obscure multi paned door to:

DINING ROOM

Under stair storage cupboard, radiator, openings to living room and kitchen.

LIVING ROOM

Front aspect double glazed window, feature fireplace, radiator, built in cupboard to recess housing gas meter, TV point.

KITCHEN

Refitted with a range of wall, base and drawer units with granite effect roll top work surfaces over and stainless steel sink and drainer unit inset. Built in appliances to remain including electric oven with grill and four ring gas hob with stainless steel chimney style extractor hood over. Space and plumbing for washing machine, tiled flooring, radiator, ceiling down lighters, half glazed rear aspect UPVC double glazed door to rear garden.

LANDING

Access to insulated loft, airing cupboard housing 'Baxi' gas fired boiler and panelled doors to:

BEDROOM ONE

Front aspect double glazed window, radiator.

BEDROOM TWO

Rear aspect double glazed window, radiator.

BATHROOM

Obscure side aspect double glazed window. Fitted with a three piece white suite comprising panelled bath with chrome telephone style tap with shower attachment, pedestal wash hand basin and low level WC. Tiled walls, heated towel rail.

EXTERIOR

COURTYARD GARDEN

Enclosed with a combination of brick walling and panel fencing. Patio adjacent to house with brick built shed, outside tap.

SERVICES

Mains gas and electricity (both on key meter), water and drainage.

HEATING

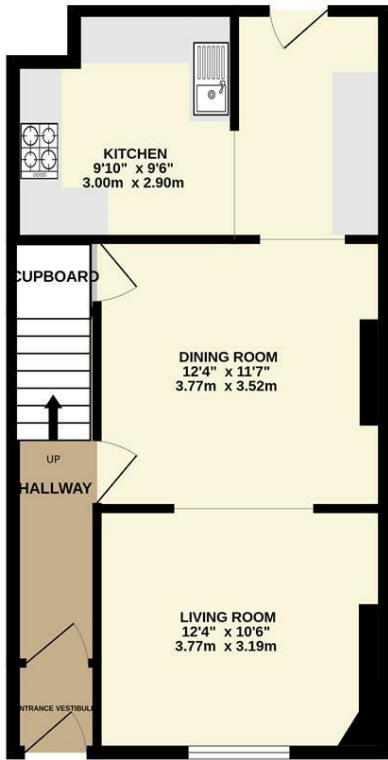
Gas fired central heating system.

TENURE

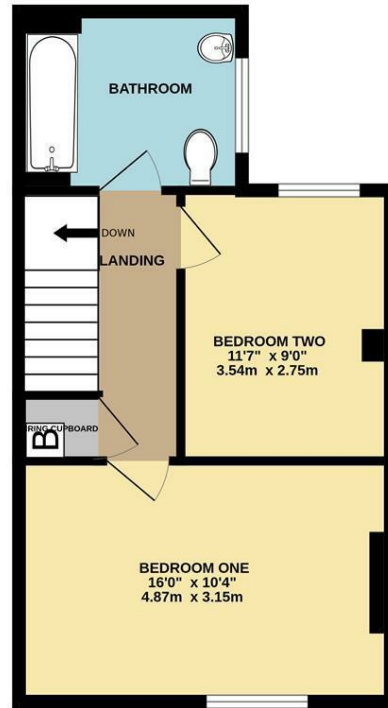
Leasehold - 300 years from March 1863.

Floor Plan

GROUND FLOOR

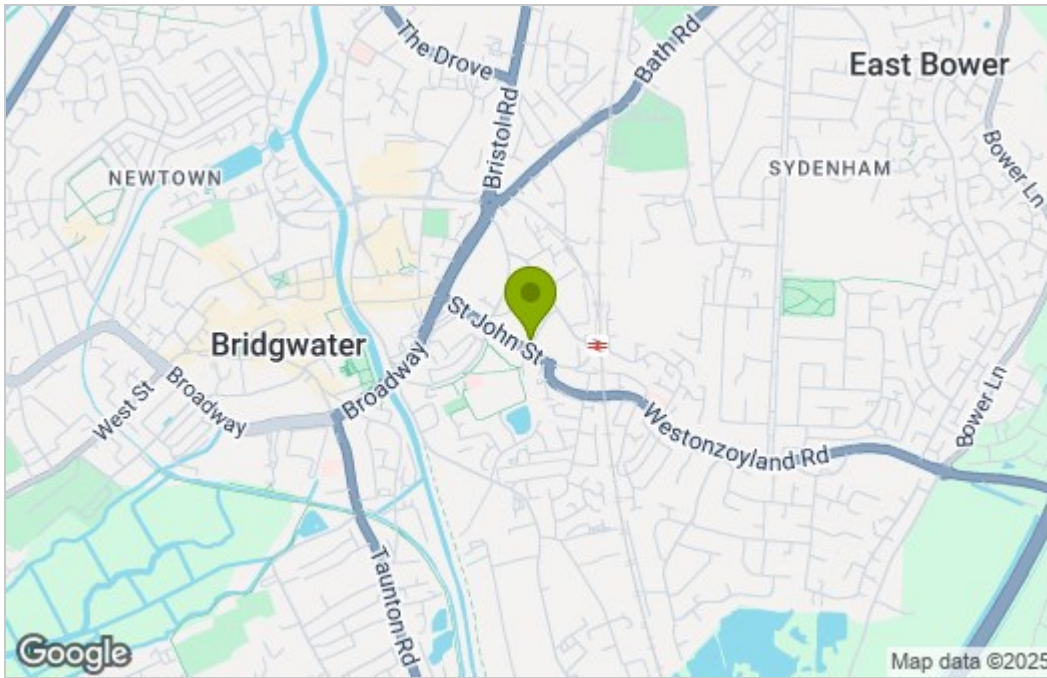


1ST FLOOR

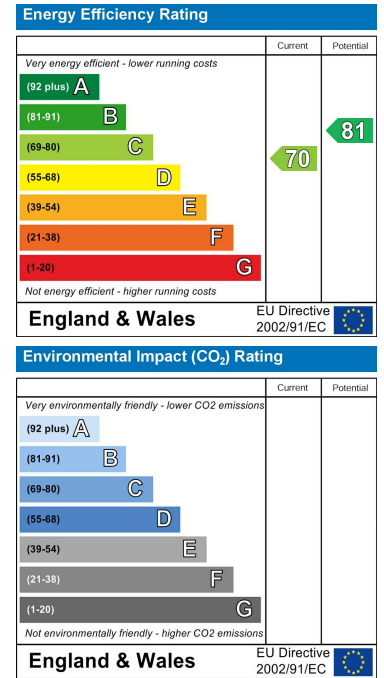


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



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.



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