

for sale

offers in excess of **£240,000**



## Monmouth Street Bridgwater TA6 5EQ

Four bedroom DETACHED home available with NO ONWARD CHAIN. The property has good Ground Floor space with two reception rooms, spacious Kitchen and Conservatory. Walking distance from Bridgwater's town centre there is also easy access to the M5.





# Monmouth Street Bridgwater TA6 5EQ

## Entrance Hall

## Inner Hall

Radiator, under stairs storage.

## Lounge

14' 5" x 11' 1" ( 4.39m x 3.38m )

Double glazed window to the front aspect, gas fire (disconnected), radiator and two wall lights.

## Wc

WC, radiator and wash basin with tiled splashback.

## Kitchen

14' 2" x 12' 1" ( 4.32m x 3.68m )

Fitted with a range of wall and base units having work surface over, space for cooker, washing machine and fridge/freezer. Tile effect floor and access to Conservatory.

## Conservatory

UPVC constructed, French doors to the side aspect and wood effect floor.

## First Floor

### Bedroom One

14' 3" x 11' 10" ( 4.34m x 3.61m )

Double glazed window to the front aspect, radiator, two built in wardrobes. Access to En Suite.



## En Suite

Shower enclosure with mains shower, wash basin, WC, radiator and double glazed window to the side aspect.

## Bedroom Two

8' 8" x 12' 1" ( 2.64m x 3.68m )

Double glazed window to the rear aspect. Radiator.

## Bedroom Three

8' 9" x 10' 4" ( 2.67m x 3.15m )

Double glazed window to the rear.

## Bedroom Four

5' 7" x 7' 5" ( 1.70m x 2.26m )

Double glazed window to the rear aspect.

## Bathroom

Wash basin, bath with mixer tap having shower attachment, WC and double glazed window to the side aspect.

## Outside

To the rear is a courtyard garden laid to patio and there is a gate to the side boundary. Outside light, tap and electric socket.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN312444 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**view this property online [connells.co.uk/Property/TTN312444](http://connells.co.uk/Property/TTN312444)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)