

for sale

offers in excess of **£280,000**



## Old Basin Bridgwater TA6 6LJ

Available with NO ONWARD CHAIN is this three bedroom cottage with an abundance of CHARACTER. The property sits on a well proportioned plot with a large garden to the rear and PARKING for multiple vehicles to the front.





# Old Basin Bridgwater TA6 6LJ

## Front Door

Beautiful stained-glass window with front door leading to...

## Entrance Porch

Double glazed window to each side. Porch leading to...

## Entrance Hall

Access to the kitchen and lounge.

## Lounge

10' 9" to chimney breast x 11' 10" ( 3.28m to chimney breast x 3.61m )

Night storage heater. Log burner with attractive brick surround.

Double glazed window to front aspect.

## Kitchen

11' 10" x 11' 10" ( 3.61m x 3.61m )

Double glazed window to front aspect. The kitchen itself is equipped with a range of wall and base-mounted units with wooden work surfaces, including a Belfast sink. Integrated Fridge and dishwasher. Electric hob and oven. Night storage heater. Tiled floor.

## Conservatory / Lean To

6' 10" x 11' 2" ( 2.08m x 3.40m )

Power, sockets, lighting and doors through to the garden.

## Rear Hallway





Providing access to the Conservatory, Utility Room, Study and ground-floor Shower Room.

### Utility Room

7' 1" x 5' 6" ( 2.16m x 1.68m )

Double glazed window to rear aspect. Belfast sink. Work surface area with plumbing and recess for washing machine.

### Ground Floor Shower Room

Double glazed window to rear aspect. Mains shower, wash basin, W.C, and tiled floor.

### Study / Bedroom Three

7' x 10' 6" ( 2.13m x 3.20m )

Double glazed window to front aspect. Night storage heater.

### First-Floor Landing

Windows to each side. Loft access. Night storage heater.

### Bedroom One

12' 9" x 11' 10" ( 3.89m x 3.61m )

Double glazed window to front. Spacious built-in wardrobe. Radiator. Night storage heater.

### Bedroom Two

12' 8" x 9' 8" into wardrobe ( 3.86m x 2.95m into wardrobe )

Radiator. Night storage heater. Double glazed window to front aspect. airing cupboard/built-in wardrobe with shelving.

### Family Bathroom

Suite comprising low-level W.C, wash hand basin and bidet. Free-standing rolltop bath with hot & cold taps. Double glazed window to rear aspect. Radiator.

### Front Garden

Block pathed pathway to the front of the property.

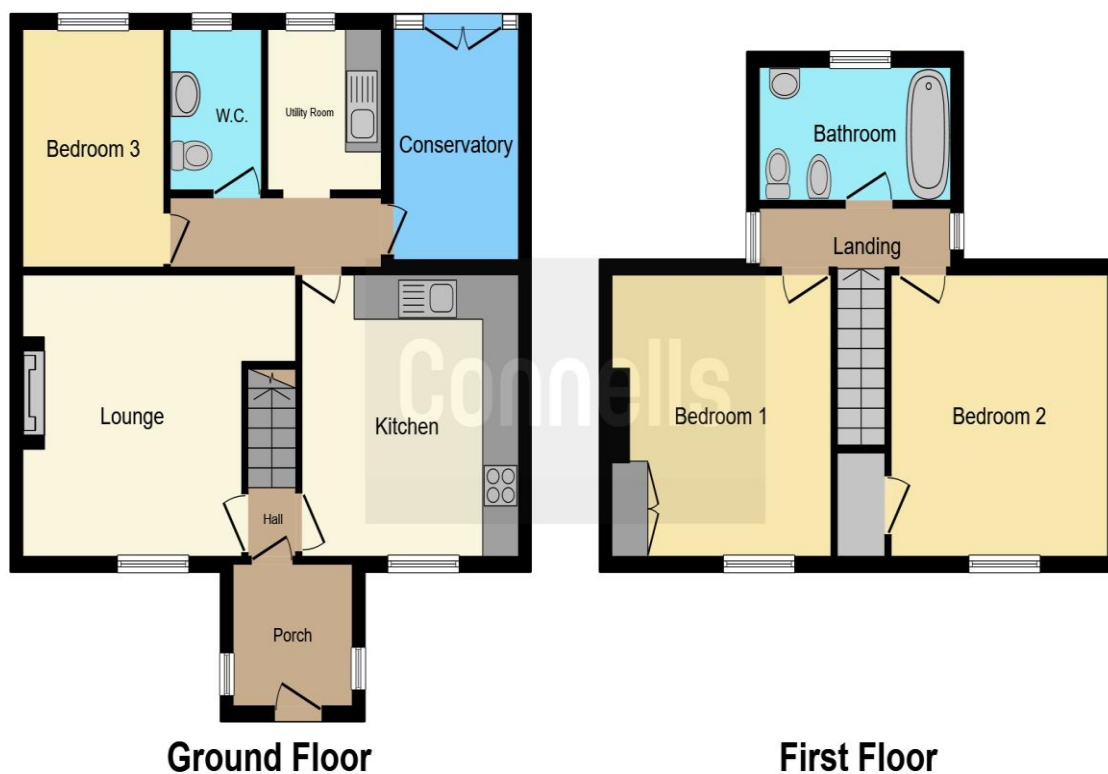
### Parking

Off-road parking space for up to three vehicles.

### Rear Garden

Laid predominantly to lawn and patio. Storage shed to the rear.





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Property Ref: TTN312659 - 0006

**Tenure:** Freehold

**EPC Rating:** E

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