



70 Polden Street  
Bridgwater, Somerset, TA6 5EW

**Brightest** move



# Brightest move

£185,000



Brightestmove are delighted to offer for sale this spacious terraced house which is situated close to the mainline train station just off St John Street.

This extended three bedroom home measures 122 square metres and is now in need of general updating throughout.

The centrally heated and double glazed accommodation briefly comprises entrance vestibule, hallway, sitting room, living room, kitchen/diner, utility room, WC and shower room to the ground floor with three bedrooms and shower room upstairs.

This house is being sold with the added advantage of no onward chain and should be of interest to both owner occupiers and investors.

Polden Street is conveniently situated within 500 metres of the local shops including Sainsburys with a wider range of amenities available in the town centre of Bridgwater.



Bridgwater is an emerging town situated in the heart of the borough of Sedgemoor and within 11 miles of Taunton and 38 miles of Bristol. The town which is famed for its annual carnival is a thriving place with many new jobs being created in recent years.

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

SERVICES: Mains gas, electricity, water and drainage      HEATING: Gas fired central heating system

TENURE: Freehold      COUNCIL TAX BAND: A



- Sitting Room** 13' 02" x 11' 01" (4.01m x 3.38m)
- Living Room** 17' 10" x 11' 07" (5.44m x 3.53m)
- Kitchen/Diner** 14' 09" x 13' 08" (4.5m x 4.17m)
- Utility Room** 13' x 7' 02" max (3.96m x 2.18m)
- Bedroom One** 11' 07" x 11' (3.53m x 3.35m)
- Bedroom Two** 9' 08" x 9' 07" (2.95m x 2.92m)
- Bedroom Three** 11' 01" x 5' 06" (3.38m x 1.68m)
- Garden** 70' max x 21' max (21.34m x 6.4m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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