



6 Devonshire Street - £137,500  
Leasehold

Linda Saunders | Estate Agents





## 6 Devonshire Street Bridgwater TA6 5ER

Linda Saunders Estate Agents is pleased to bring to market this extended two bedroom Victorian terrace property situated within this popular central location which provides easy access to the town centre and local amenities. The property itself briefly comprises; living room, dining room opening into the kitchen to the ground floor and family bathroom and two bedrooms to the first floor.

The property is need of improvement but benefits from PVCu double glazing and gas central heating and an enclosed garden. An early inspection is highly recommended as it will appeal to both investors and first time buyers alike. There is no onward chain.

**ACCOMMODATION** (All measurements are approximate)

**Entrance:** Via PVCu front door to entrance vestibule with glazed wooden door to the inner hallway.

**Lounge:** 09'06" x 09'03". PVCu double glazed window to front aspect, coved ceiling, dado rail, radiator, and laminate flooring.

**Dining Room:** 12'08" x 11'05". Maximum measurements into alcove. Coved ceiling, dado rail, fireplace, part tiled floor and opening into: -

**Kitchen:** 12'03" x 08'05". PVCu double glazed window and door to rear aspect, a range of drawer and base units with roll top work surfaces, stainless steel sink and drainer, space for cooker, space and plumbing for washing machine, space for fridge/freezer part tiled walls, textured ceiling, and radiator.

**Bathroom:** PVCu obscure double glazed obscure window to rear aspect, fitted three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath with mains shower over, fully tiled, chrome ladder style radiator and tile effect vinyl flooring.

**Bedroom One:** 09'06" x 12'09". PVCu double glazed window to front aspect, textured ceiling, coved ceiling, dado rail, over stairs cupboard, and radiator.

**Bedroom Two:** 08'06" x 06'05". PVCu double glazed window to rear aspect, textured ceiling, and radiator.

### **OUTSIDE**

There is a small, enclosed garden with a brick built shed, and a lawn area.

**Please Note:** These are preliminary details as we are awaiting their approval from our vendor.

EPC Rating: **D 64**

Local authority reference number: **6207100060**

Council Tax band: **A**



These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

Linda Saunders | Estate Agents



45 High Street, Bridgwater, Somerset TA6 3BG Tel: 01278 425242  
Fax: 01278 425262 Email: [hotproperty@lindasaundersestateagents.co.uk](mailto:hotproperty@lindasaundersestateagents.co.uk)

**Need Mortgage Advice?** Perhaps we can do all the leg work through our associate company Woodward Insurance & Mortgage Services. Call us today to book your free appointment.

**Your home is at risk if you fail to keep up repayments on your mortgage or any loan secured on your property.**

**OFFICE OPENING HOURS**

Mon – Fri 9.00 – 5.00pm, Saturday 9.00 – 12.00pm

Website: [www.lindasaunders-estateagents.co.uk](http://www.lindasaunders-estateagents.co.uk) E-mail: [hotproperty@lindasaundersestateagents.co.uk](mailto:hotproperty@lindasaundersestateagents.co.uk)

**FREE Market Appraisal**

If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

**VIEWING**

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

L166 Printed by Ravensworth Digital 0870 112 5306

[www.lindasaunders-estateagents.co.uk](http://www.lindasaunders-estateagents.co.uk)

E: [hotproperty@lindasaundersestateagents.co.uk](mailto:hotproperty@lindasaundersestateagents.co.uk)

