



Bridgwater – OIRO £195,000 Freehold

Linda Saunders | Estate Agents



9 Rhode Lane
Bridgwater
TA6 6HT

We are pleased to offer this deceptive three-bedroom Victorian house in need of updating and with HMO potential just a few seconds from the HP bus stop. The property briefly comprises; three reception rooms and kitchen to the ground floor and three bedrooms, bathroom and separate WC to the first. There is the potential to extend into the loft subject to planning. There is an enclosed rear garden with a garage. Viewing is highly recommended as it is available with no onward chain and a price that will attract much interest from those looking for a project.

ACCOMMODATION (All measurements are approximate)

Entrance Hallway: Via Wooden front door to front aspect, second inner door with stairs rising to first floor, radiator, doors to the three reception rooms.

Reception Room 1: 3.58 maximum x 3.83 maximum (11'09" maximum x 12'06"). PVCu double glazed box bay window to the front aspect and vinyl flooring.

Reception Room 2: 2.81 x 3.80 (9'02" x 12'05"). PVCu double glazed window to rear aspect, radiator, and vinyl flooring.

Reception Room 3: 3.34 x 3.16 (11'06" x 10'05"). PVCu double glazed window to side aspect, radiator, and vinyl flooring.

Kitchen: 3.54 x 3.54 maximum (11'07" x 08'11" maximum). PVCu double glazed window to rear aspect, PVCu door to side aspect, fitted with a range of matching wall, base and drawer units with stainless steel sink and drainer unit inset, built in electric oven and gas hob with concealed extractor fan over, tiled splash backs and surrounds, space and plumbing for washing machine, and fridge/freezer, radiator, and wood effect vinyl flooring.

Landing: Stairs to first floor, loft hatch and access to all rooms.

Bedroom 1: 3.85 x 2.87 (12'07" x 09'05"). Two PVCu double glazed window to front aspect, radiator, and carpet as fitted.

Bedroom 2: 3.80 x 2.90 (12'4" x 09'05"). PVCu double glazed window to rear aspect, ceiling light, radiator, and carpet as fitted.

Bedroom 3: 2.80 x 1.70 plus 1.05 x 0.67 (12'06" x 07'09" plus 02'0" x 03'05"). PVCu double glazed window to front aspect, ceiling light, radiator, and carpet as fitted.

Bathroom: 2.75 x 2.57 (09'0" x 08'05"). Fitted with a four-piece suite comprising low level WC, pedestal wash hand basin, panelled bath and shower cubicle, extractor fan,

radiator, and vinyl flooring. This room could be subdivided to provide two shower rooms.

Guest WC: PVCu double glazed window to side aspect, white suite comprising; low level WC, wash hand basin and vinyl flooring.

OUTSIDE

To the front is a small garden area and at the rear an enclosed garden with personal access gate. There is also a garage under the adjacent coach house.

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

EPC Rating: D 58

Council Tax Band: B

Local authority reference number: 6601000090



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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.

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