

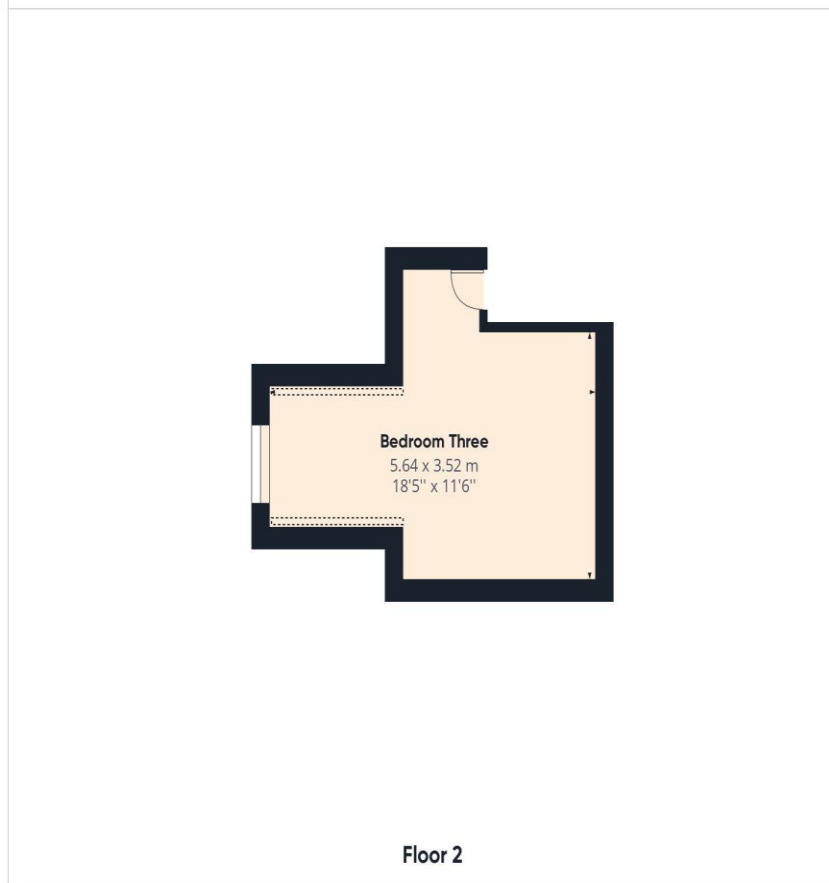


72 Chilton Street, Bridgwater, TA6 3HX

£249,900 - Freehold

Beautiful Three Bedroom Period Town House | Open Plan Living Room & Dining Room | Beautiful Kitchen Extension | Modern Four Piece Downstairs Bathroom | Two Large Double Bedrooms To The First Floor | Staircase From The First Floor To The Second Floor Double Bedroom | Mature Well Established Rear Garden | PVCu Double Glazing & Gas Fired Central Heating | Easy Access To M5 & Hinkley Bus Route | EPC Rating: TBC





Approximate total area⁽¹⁾

101.37 m²
1091.10 ft²

Reduced headroom

0.42 m²
4.54 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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THE PROPERTY

A Beautifully presented and extended, three double bedroom period town house, located in Chilton Street on the North West 'Newtown' area of Bridgwater.

This delightful terrace townhouse offers open plan accommodation to the ground floor with front lounge having bay window, high ceilings and good size inner dining area.

Greatly improved by the current vendors the property enjoys a fantastic modern kitchen extension with ample space for white goods and patio doors onto the mature and well established rear garden.

From the kitchen there is a stunning modern four piece bathroom with separate shower and bath.

The first floor comprises two large double bedrooms, the master to the front of property with two windows providing ample natural light. This main bedroom is large enough to create a separate en-suite if required.

There is a staircase from the first floor that leads to the second floor attic bedroom. This large double bedroom would be ideal for teenager or guest.

To the rear of the property is a rear access lane, with appropriate permissions there is possibility to give access into the garden to create off road parking if required.

Early viewings advised to not miss out on this delightful family home.

IMPORTANT

Lees & Waters, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.