Natasha Howarth

ESTATE AGENTS









50 Polden Street, Bridgwater, TA6 5EN

£140,000

This is a wonderful opportunity to acquire an extended two-bedroom terraced home with a study and loft room, offering plenty of potential for a purchaser looking to put their own stamp on a property.

Conveniently situated close to local schools and shops, the property is located within a popular residential area and provides easy access to the town centre and train station.

The accommodation briefly comprises a lounge, dining room, kitchen, downstairs bathroom and sun room. To the first floor are two double bedrooms and a study, with the additional benefit of a loft room.

Outside, there is a fully enclosed rear garden with a patio area, providing a pleasant space for outdoor seating and entertaining.

The property would benefit from some updating and presents an excellent opportunity for buyers seeking a home with potential.

An early viewing is highly recommended.

NO ONWARD CHAIN.

ENTRANCE
Door to:

PORCH
Door to:

ENTRANCE HALLWAY
Stairs rising to first floor with storage beneath. Radiator. Opening to lounge and kitchen.

LOUNGE
Window to front aspect. Feature fireplace. Wood effect flooring. Radiator.

DINING ROOM
Window to rear aspect. Feature fireplace.

KITCHEN
Window to rear aspect. Fitted with a range of base and wall units with roll top work surfaces over, space for fridge and washing machine, inset sink and drainer unit, fitted electric oven with electric hob over, tiled splashbacks. Tiled floor. Opening to inner lobby.

INNER LOBBY
Door to sun room and bathroom

BATHROOM
Window to rear aspect, fitted with three piece suite comprising WC, pedestal wash hand basin, panelled bath with shower over, radiator.

SUN ROOM
Door to garden.

LANDING
Airing cupboard housing the water tank. Stairs to the loft room with cupboard beneath. Opening to bedrooms and study.

BEDROOM ONE
Window to rear aspect. Radiator.

BEDROOM TWO
Window to front aspect. Radiator.

STUDY
Window to rear aspect.

LOFT ROOM
Velux window.

EXTERIOR

GARDEN
Fully enclosed. Mainly laid to Astro- Turf with shrub borders.

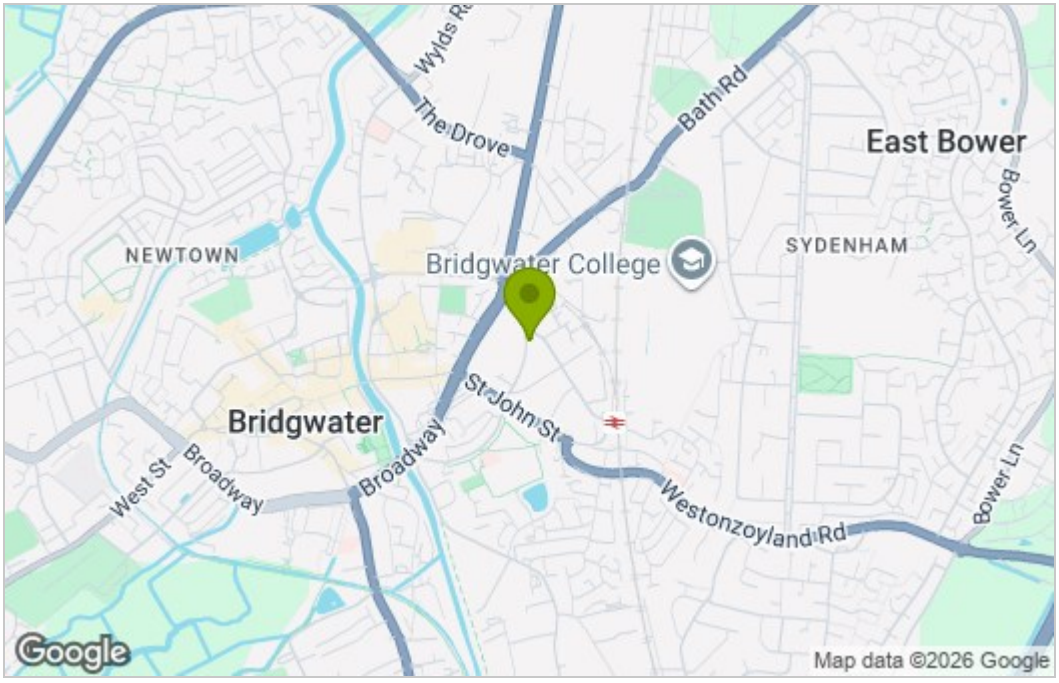
SERVICES
Mains water, drainage, electricity and gas.

Floor Plan

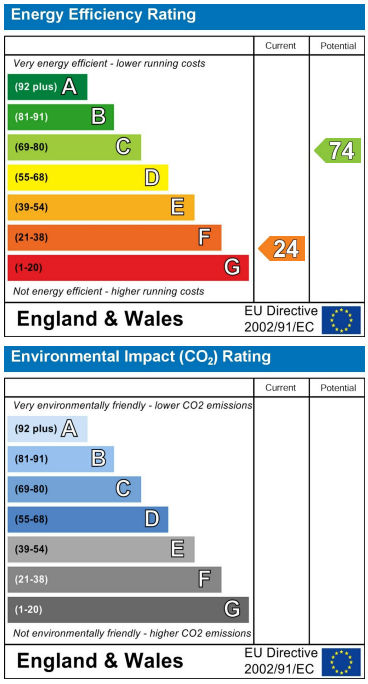


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.

The Property Ombudsman
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