Natasha Howarth

ESTATE AGENTS

58 Halesleigh Road, Bridgwater, TA6 7DY

£209,000

A perfect opportunity to acquire this fantastic Victorian terraced house which is situated in a no through road just off Wembdon Road on the favoured Westside of Bridgwater. This double glazed and centrally heated two double bedroom home retains some period features and offers generous size accommodation over two floors.

Externally there is an attractive enclosed garden with pedestrian access and is offered to the market with NO ONWARD CHAIN.

The accommodation briefly comprises entrance vestibule, hallway, lounge/ diner with bay window, kitchen and sun room to the ground floor with two bedrooms and bathroom to the first floor.

Halesleigh Road is well placed for the local schools and within walking distance of the range of amenities in the town centre.

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

ENTRANCE
Via double glazed front door with obscure pane inset over to:

ENTRANCE VESTIBULE
Tessellated flooring, glazed door to:

HALLWAY
Tessellated flooring, radiator. Stairs rising to first floor. Door to:

LOUNGE/ DINER
Front aspect double glazed bay window. Feature fireplace, radiator, wood effect flooring. Under stairs cupboard. Double glazed window to rear aspect Door to:

KITCHEN
Rear aspect double glazed window and side aspect window overlooking the sun room. Fitted with a range of matching wall, base & drawer units with worksurfaces over and stainless steel sink and drainer unit inset. Tiled splashbacks. Integrated oven and gas hob with stainless steel extractor over. Space for fridge/ freezer, space and plumbing for a washing machine. Radiator, wood effect flooring. Door to:

SUNROOM
Base units with space beneath for washing machine and additional appliance. Double glazed window and door combination unit to the garden.

BEDROOM ONE
Double glazed window to front aspect. Radiator, built in double wardrobes.

BEDROOM TWO
Double glazed window to rear aspect. Radiator.

BATHROOM
Double glazed obscure window to rea aspect. Fitted with a three-piece suite comprising P shaped panelled bath with shower over and glass screen. Wash hand basin and W.C. Part tiled walls, wood effect flooring. Heated towel rail.

LANDING
Cupboard housing the boiler. Loft access. Doors to bedrooms and bathroom.

EXTERIOR

FRONT GARDEN
Dwarf brick wall to front boundary with wrought iron pedestrian gate inset. Mainly paved.

REAR GARDEN
Enclosed predominantly by panel fencing. Paved garden with shingled border. Timber shed to remain. Pedestrian access via timber gate to rear.

SERVICES
Mains water, gas, electricity & drainage.

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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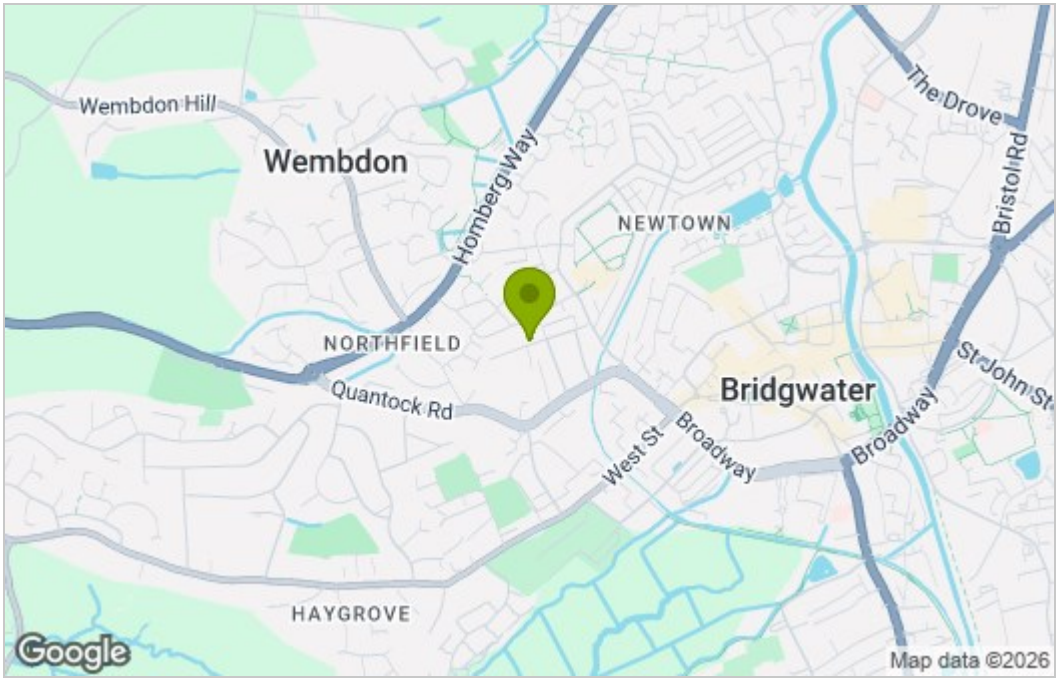
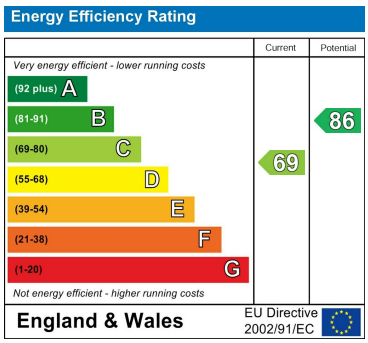
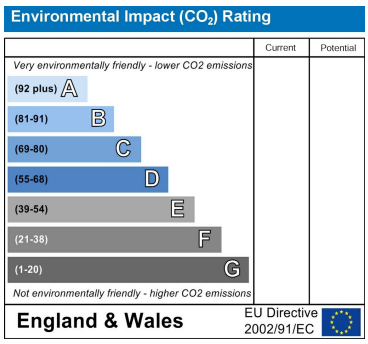
Area Map



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.