



48 Monmouth Street, Bridgwater, TA6 5EJ

£289,950

An extremely unique and exciting opportunity to acquire this grade II listed house with original features, character and an abundance of period charm, combined with extensive, flexible living space make this a most attractive home.

The flexible accommodation briefly comprises entrance hall, dining room with open fire, kitchen/ breakfast room, basement (currently used as a living room) lobby/ study, shower room, utility room, bedroom four providing access to the enclosed garden which retains a high degree of privacy. In addition there are three bedrooms and a family bathroom to the first floor.

Externally, the fantastic rear garden enjoys the sun the majority of the day. It is fully enclosed and benefits from a large decking area with pergola over, ideal for BBQs and entertaining. To the rear is mainly laid to lawn with a timber gate leading to a workshop measuring approximately 5.5 x 3 metres.

Conveniently positioned within walking distance of the town, this property will especially appeal to those with growing families or perhaps those looking for accommodation suitable for working from home or to accommodate a dependent relative. The property would also be an ideal investment.

A viewing is highly recommended to fully appreciate this superb home.

For an appointment to view please contact the vendors sole agent.

ENTRANCE

Steps leading up to door to:

LANDING

Feature curved spindle and balustrade

ENTRANCE HALLWAY

Staircase rising to first floor. Wood effect flooring, door to:

DINING ROOM

Front aspect double glazed window. Feature open fireplace with wooden surround. Traditional radiator, wood effect flooring, picture rail and corniced ceiling, high skirting boards. Door to:

KITCHEN/ BREAKFAST ROOM

Rear aspect French doors to the garden. Fitted with a range of oak wall & base units including two display units with solid oak work tops incorporating island with Belfast sink inset and mixer tap over. Range style cooker with extractor over to remain. Integrated fridge and freezer, integrated dish washer, built in breakfast bar, flagstone flooring. Traditional radiator, ceiling down lighters, coving. Steps leading to the basement and door and steps to lobby.

LIVING ROOM (BASEMENT)

Window light to front aspect. Feature fireplace, wooden flooring, radiator, coving.

LOBBY/ STUDY AREA

Side aspect double glazed window. Wooden flooring, traditional radiator. Door to shower room. Built in cupboard. Fitted base unit with work surface over. 'Ideal boiler' (fitted 12 months ago) concealed in the cupboard. Steps leading to:

SHOWER ROOM

Obscure double glazed window to side aspect. Fitted with a three piece suite comprising shower cubicle with shower attachment over, WC and pedestal wash hand basin. Partly panelled walls, heated towel rail, coving.

UTILITY ROOM

Side aspect double glazed window and door to garden. Large velux window. Fitted with a range of matching base units with solid work surfaces over and one and a quarter bowl ceramic sink and drainer unit inset with mixer tap over. Space and plumbing for a washing machine, integrated fridge and freezer and space for vented tumble dryer. Wooden flooring, traditional radiator. Door to:

BEDROOM FOUR

Rear aspect double glazed French doors leading to the rear garden. Large velux window. Feature fireplace with decorative wooden surround. Wooden flooring, traditional radiator.

LANDING

Access to bedrooms and family bathroom. Built in cupboard. Picture and dado rail, coving. Loft access (partially boarded).

BEDROOM ONE

Double glazed window to front aspect. Partially panelled walls. Radiator and coving.

BEDROOM TWO

Double glazed window to rear aspect. Two double built in wardrobes with storage cupboards above. Radiator, dado rail and coving.

BEDROOM THREE

Double glazed window to front aspect. Radiator, picture rail.

FAMILY BATHROOM

Obscure rear aspect double glazed window. Fitted with a three piece Victorian style suite comprising panelled bath, pedestal wash hand basin, WC, wooden flooring, partially panelled walls, radiator, coving.

EXTERIOR

REAR GARDEN

The garden enjoys the sun the majority of the day. Fully enclosed via timber fencing. Large decking area ideal for BBQ's and entertaining adjacent to property with wooden pergola over. Mainly laid to lawn with gate to workshop/ outbuilding. Wooden shed to remain.

WORKSHOP/ OUTBUILDING

To the bottom of the garden there is a storage area/ workshop accessed via pedestrian gate. Power and light connected.

HEATING

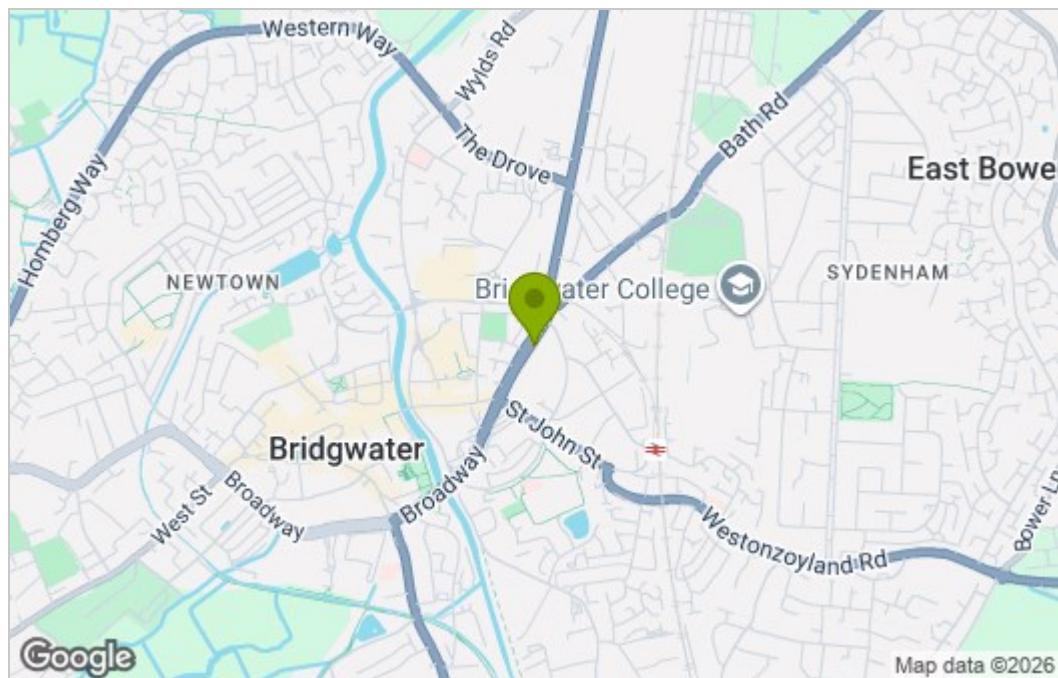
Gas central heating system and open fire in living room.

Floor Plan

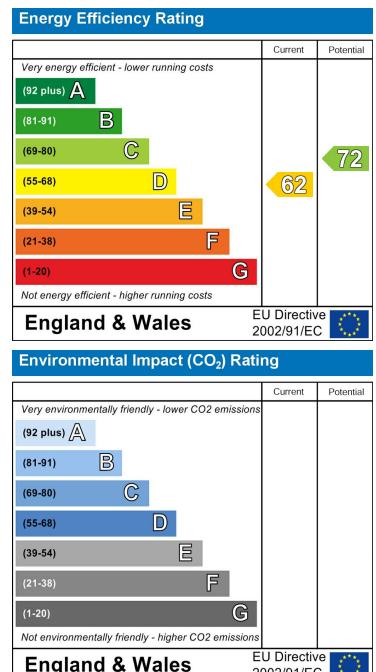


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and other specific areas are approximate and are taken for any one, omission or measurement. This plan is for illustrative purposes only and should be used as such by any 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.



01278 574562 07710 392220
sales@nhowartheastagents.co.uk
www.natashahowartheastagents.co.uk

