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ESTATE AGENTS



58 Halesleigh Road, Bridgwater, TA6 7DY

**£215,000**

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.

Mains water, gas, electricity & drainage.

## 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 rear 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

# Floor Plan

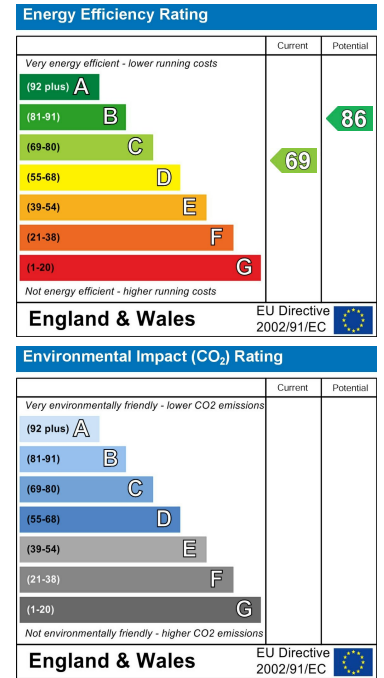


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. 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.