



GIBBINS RICHARDS   
Making home moves happen

137 Bath Road, Bridgwater TA6 4PP

£215,000

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Deceptively spacious Victorian home boasting extended accommodation and beneficial off road parking to rear. This spacious Victorian home must be viewed internally to be fully appreciated. The property benefits from extended accommodation to include; entrance hall, sitting room, dining room, long galley kitchen, three spacious first floor bedrooms and bathroom. Long rear garden with access to off road parking spaces.

Tenure: Freehold / Energy Rating: TBC / Council Tax Band: A

The property is located in a convenient location being within walking distance of Bridgwater College together with local shopping facilities along Bath Road. The town centre itself is easily accessible which boasts a wide and comprehensive range of facilities.

Total floor area – 928 sq.ft (86.2 sq.m.) approx.  
Spacious Victorian home  
Off road parking for two vehicles  
Extended accommodation  
Three generous size bedrooms  
First floor bathroom  
Gas central heating  
Double glazed windows  
Internal viewing - highly recommended



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Entrance Lobby  
Entrance Hall  
Dining Room

Sitting Room

Kitchen

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Outside

Door to;  
Stairs to first floor, door to;  
12' 5" x 12' 2" (3.78m x 3.71m) oak flooring, understairs storage, access to garden, opening to;  
11' 5" x 11' 6" (3.48m x 3.50m) oak flooring, mock fireplace containing living flame gas fire.  
18' 10" x 6' 5" (5.74m x 1.95m) incorporating built-in oven and gas hob, plumbing for washing machine, recess for fridge/freezer, gas fired combination boiler. Ceramic tiled flooring, door to rear garden.

Access to loft space (which we believe to be boarded and insulated) via a pull down ladder.

13' 2" x 11' 6" (4.01m x 3.50m) with wall to wall fitted wardrobes.

13' 0" x 7' 5" (3.96m x 2.26m)

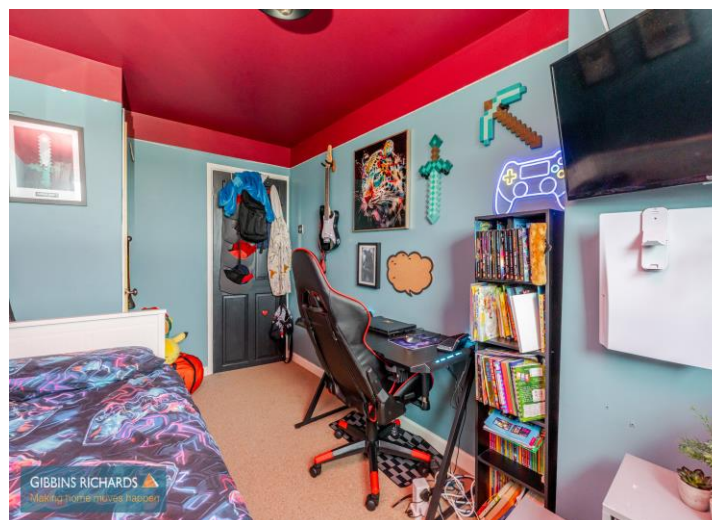
9' 5" x 6' 5" (2.87m x 1.95m)

9' 5" x 5' 8" (2.87m x 1.73m)

To the rear of the property there is a long rear garden containing a storage shed with access to two off road parking spaces. The garden to the rear is not overlooked.



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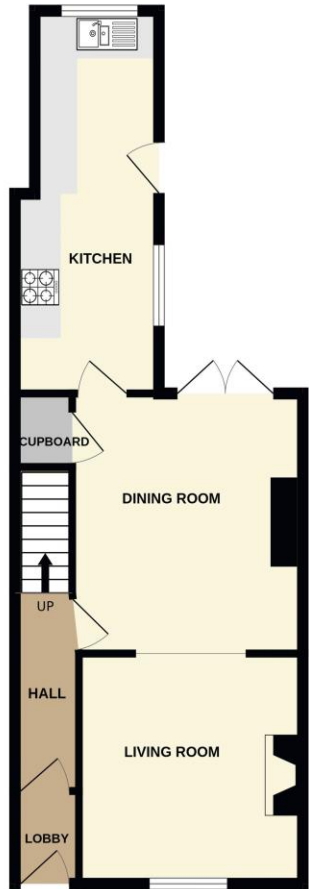


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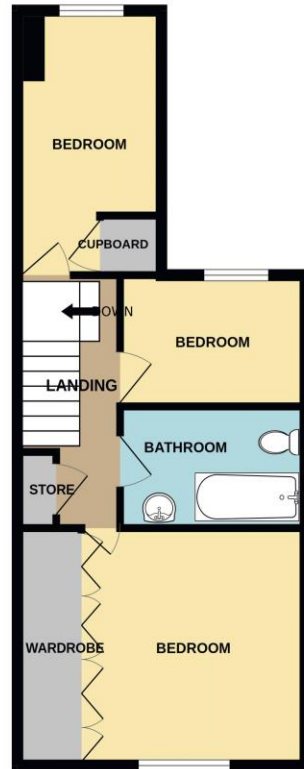


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GROUND FLOOR  
476 sq.ft. (44.3 sq.m.) approx.



FIRST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 sq.m.) approx.

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.  
Made with Metroplan 6.0(20)



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
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