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ESTATE AGENTS









77 Wellington Road, Bridgwater, TA6 5EZ

£215,000

This spacious and characterful three-bedroom period terraced home offers generous accommodation throughout, combining period charm with modern comforts.

The property provides a versatile layout, making it an ideal choice for a range of buyers.

The ground floor accommodation comprises an entrance vestibule, welcoming hallway, sitting room, separate living room, spacious kitchen/diner, rear lobby and a family bathroom fitted with a contemporary white suite. Upstairs, there are three well-proportioned bedrooms.

The property further benefits from double glazing and gas central heating.

A particular highlight of this home is the impressive rear garden, offering a generous outdoor space with a covered seating area, ideal for entertaining or relaxing, along with a summerhouse at the rear complete with power and lighting.

The property is situated on Wellington Road in Bridgwater, approximately 250 metres from the mainline railway station and local shops, with a wider range of shopping, leisure and everyday amenities available within Bridgwater town centre.

ENTRANCE
Via UPVC double glazed front door to:

ENTRANCE VESTIBULE
Feature tessellated flooring, glazed door to:

HALLWAY
Staircase rising to first floor, radiator and doors to sitting room and living room.

SITTING ROOM
Front aspect double glazed window, feature fireplace with gas coal effect fire inset.

LIVING ROOM
Feature fireplace with gas coal effect fire inset, under stairs storage cupboard, radiator, opening to:

KITCHEN/ DINER
Two double glazed roof lights and rear aspect double glazed French doors to rear garden. Fitted with a modern range of matching wall, base and drawer units with wood effect roll top worksurfaces over with white Belfast style sink unit inset. Space and point for gas range cooker, space and plumbing for washing machine and dishwasher, space for fridge/freezer, radiator. Access to lobby.

LOBBY
Cupboard housing gas fired boiler and door to:

BATHROOM
Obscure rear aspect double glazed window, fitted with a three piece white suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled WC, heated towel rail.

LANDING
Galleried landing, access to bedrooms and cloakroom.

CLOAKROOM
Wash hand basin and WC

BEDROOM ONE
Front aspect double glazed window, radiator.

BEDROOM TWO
Rear aspect double glazed window, radiator.

BEDROOM THREE
Rear aspect double glazed window, radiator.

EXTERIOR

REAR GARDEN
Patio adjacent to house with pergola. Mainly laid to lawn with established shrub borders and winding pathway providing access to summerhouse.

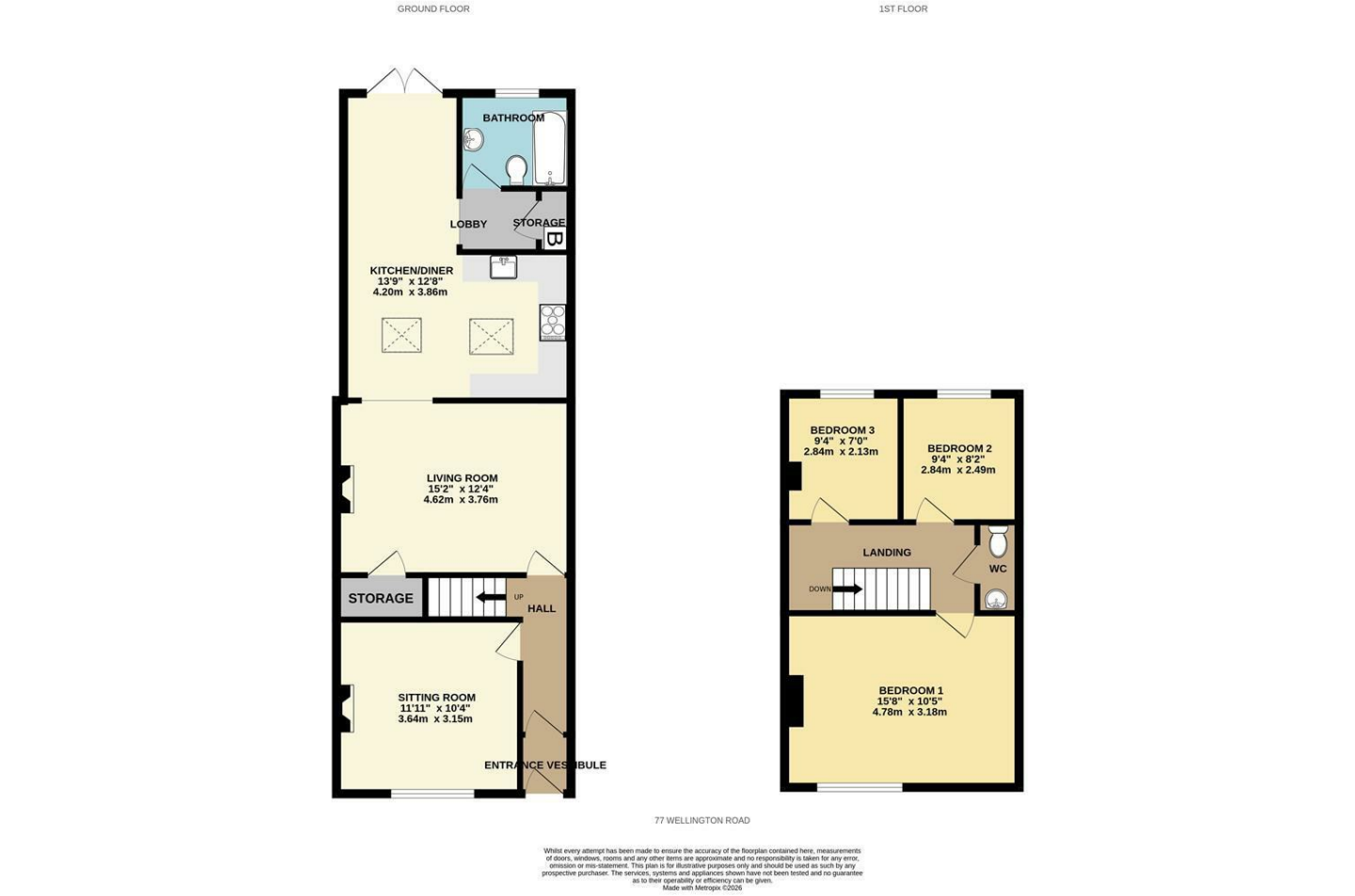
SUMMERHOUSE 12 x 12 (3.66m x 3.66m)
Power and light connected.

SERVICES
Mains gas, electricity, water and drainage.

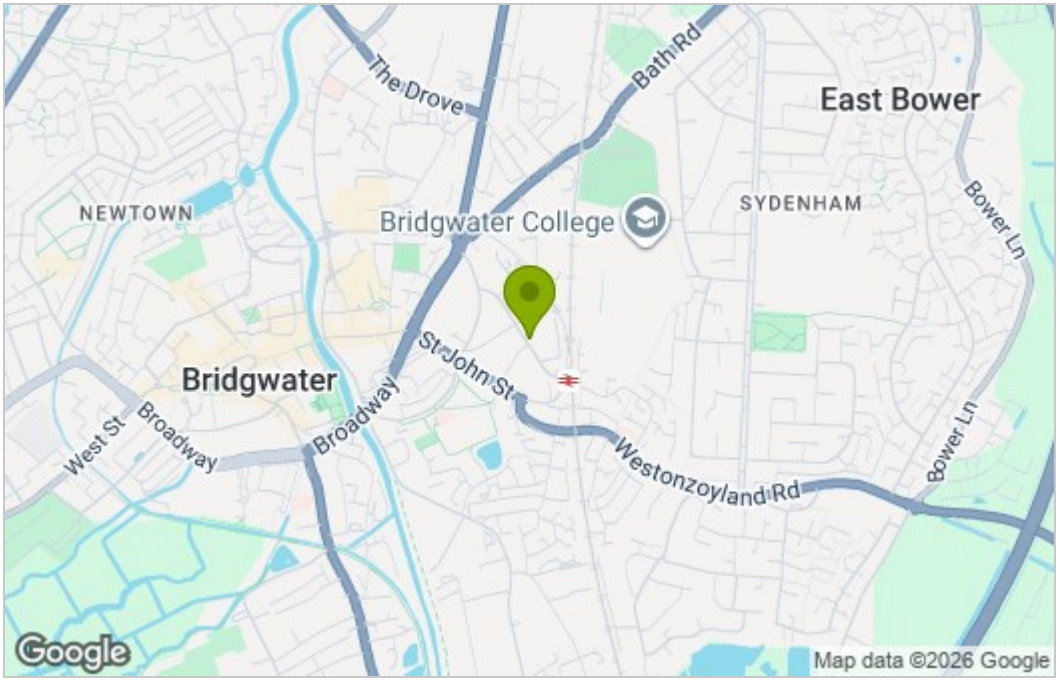
SERVICE CHARGE
Ground rent - £1.50 per annum approximately.

TENURE
Leasehold - 1000 years from 16 August 1872.

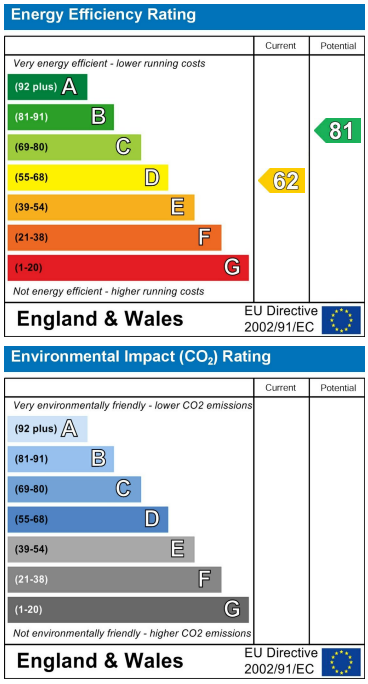
Floor Plan



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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