



Church Street –£219,000 Leasehold

Linda Saunders | Estate Agents



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55 Church Street  
Bridgwater  
TA6 5AT

We are pleased to offer this fully renovated and characterful two/three-bedroom Victorian family home with HMO potential. The property briefly comprises; two large ground floor reception rooms, a modern newly fitted kitchen, guest WC and conservatory to the ground floor and two double bedrooms and family bathroom with a four-piece suite to the first. There is the potential to extend into the loft subject to planning. The property benefits from a new combi boiler providing gas central heating and PVCu double glazing. There is an enclosed rear courtyard garden. Viewing is highly recommended as it is available with no onward chain.

**ACCOMMODATION** (All measurements are approximate)

**Entrance Vestibule:** Via hard wood front door to front aspect with original tiling, second inner glazed door into: -

**Inner Hallway:** Stairs rising to first floor, radiator, doors to the two reception rooms and kitchen with continuation of original tiled flooring.

**Reception Room 1/Bedroom 3:** 3.99 maximum x 3.594 (11'09" x 13'01") PVCu double glazed window to the front aspect, feature fireplace, radiator and new carpet as fitted.

**Reception Room 2:** 4.069 x 3.83 (13'04" x 12'06"). PVCu double glazed window to rear aspect and looking into the conservatory, radiator, and new carpet as fitted. There is a useful large cupboard measuring 1.90m x 2.24m which has been used as a computer space in the past.

**Kitchen:** 5.521 x 2.156 (13'04" x 07'0" maximum). Two PVCu double glazed windows to the side aspect, door to the conservatory, fitted with a brand-new range of base and drawer units with stainless steel sink and drainer unit inset, new built in electric oven and hob, worktops with matching upstands, space and plumbing for washing machine, fridge

and freezer, two radiators, inset ceiling spotlights and new wood effect flooring.

**Utility/Cloakroom:** 2.28m x 2.36m (07'05" x 07'08"). Housing the new gas boiler, space for upright fridge/freezer or chest freezer, PVCu double glazed window to side aspect and door to the guest WC with low level WC set in a vanity unit. Inset ceiling spotlights.

**Bathroom:** 2.44 x 2.76 (08'0" x 09'0"). PVCu double glazed window to rear aspect, fitted with a four-piece suite comprising low level WC, wash hand basin set into a vanity unit, corner bath, double shower cubicle with electric shower, radiator, and laminate flooring.

**Landing:** Doors to all rooms. Loft access, storage cupboard on both the landing and half landing, and new carpet as fitted.

**Bedroom 1:** 4.63 x 3.59 (15'02" x 11'09"). PVCu double glazed window to front aspect, radiator, over stairs cupboard, two further double wardrobes with storage over and new carpet as fitted.

**Bedroom 2:** 3.837 x 2.54 (12'07" x 08'04"). PVCu double glazed window to rear aspect, built in double wardrobe with overhead storage, radiator, and new carpet as fitted.

## OUTSIDE

There is a small garden area laid to patio at the rear with a raised border and a garden shed.

**Please Note:** These are preliminary details as we are awaiting their approval by our vendor.

All mains' services supplied.

**EPC Rating:** D 64

**Council Tax Band:** B

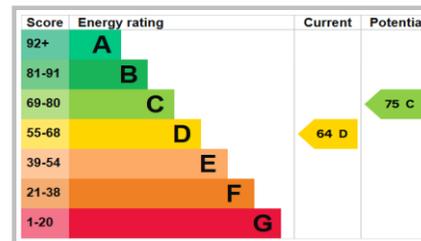
**Local authority reference number:** 6105900550

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### OFFICE OPENING HOURS

Mon – Fri 9.00 – 5.00pm, Saturday 9.00 – 12.00pm (Viewings Only)

Website: [www.lindasaunders-estateagents.co.uk](http://www.lindasaunders-estateagents.co.uk) E-mail: [hotproperty@lindasaundersestateagents.co.uk](mailto:hotproperty@lindasaundersestateagents.co.uk)

### FREE Market Appraisal

If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

### VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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