



GIBBINS RICHARDS 
Making home moves happen

27 King George Avenue, Bridgwater TA6 6DT

£249,000

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* Four bedroom semi-detached house * Off road parking for two vehicles *
Long attractive rear garden * No onward chain *

A very well presented four bedroom semi-detached house with ample off road parking for two vehicles to the front and long mature rear garden with summerhouse. The property offers large lounge/diner, fitted kitchen, beautifully re-fitted downstairs shower room, useful lean-to/utility and additional WC. To the first floor are four good-sized bedrooms.

This spacious ex local authority home boasts generous size accommodation including four genuine double bedrooms and enjoys a pleasant position. The property is located off Taunton Road within walking distance to local amenities including both primary and secondary schooling. The town centre is within comfortable walking distance and offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

Tenure: Freehold
Energy Rating: D
Council Tax Band: A

Total floor area - 1199 sq.ft. (111.4 sq.m.) approx.

No onward chain

Four bedroom semi-detached house

Modern fitted kitchen

Re-fitted shower room

Gas central heating

Off road parking for two vehicles

Fully enclosed private rear garden

Air con

Useful summerhouse





Reception Hall	12' 3" x 9' 11" (3.73m x 3.02m) Door to;
Ground Floor Shower Room	5' 9" x 4' 4" (1.75m x 1.32m) Double shower cubicle, low level WC, wash hand basin with vanity unit under.
Lounge/Diner	22' 4" x 14' 11" (6.80m x 4.54m) max. Two front aspect windows. Feature fireplace. Access into;
Kitchen	11' 2" x 8' 9" (3.40m x 2.66m) Fitted with a range of wall and base units, space for white goods, two rear aspect windows. Door to;
Lean-to/Utility	14' 8" x 7' 11" (4.47m x 2.41m) Side aspect door, rear aspect window, sliding patio doors to the garden. Access into the shower room.
WC	7' 11" x 3' 4" (2.41m x 1.02m) Shower cubicle, low level WC. Boiler for the central heating system.
First Floor Landing	13' 0" x 2' 7" (3.96m x 0.79m)
Bedroom 1	13' 9" x 11' 2" (4.19m x 3.40m) max. Rear aspect window.
Bedroom 2	12' 0" x 9' 11" (3.65m x 3.02m) Front aspect window.
Bedroom 3	11' 0" x 10' 0" (3.35m x 3.05m) Front aspect window.
Bedroom 4	10' 2" x 7' 10" (3.10m x 2.39m) Rear aspect window.
Outside	To the front is a brick paved driveway providing off road parking for two vehicles. Side access to the rear garden. The rear garden is large and mature with outbuildings, large patio to the immediate rear of the garden, seating area and very useful wooden summerhouse.



GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



FIRST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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.
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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.

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