



GIBBINS RICHARDS   
Making home moves happen

58 King George Avenue, Bridgwater TA6 6DU  
£219,950

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\* No onward chain \* Semi-detached \* Great potential \* Garage & Parking

A fantastic opportunity on King George Avenue, this four bedroom semi-detached home comes with off road parking, garage and real scope to create something special. Perfect for first time buyers or investors.

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

The accommodation comprises in brief; entrance hall, downstairs shower room, sitting room, dining room, kitchen, four first floor good size bedrooms. Externally there is off road parking with single garage and garden to the rear with side access gate.

Situated in a well established residential area of Bridgwater, King George Avenue offers convenient access to local shops, schools and every day amenities, The town centre and railway station are close by with excellent road links via the M5 providing easy travel to Taunton, Bristol and beyond.

G/F - 524 sq.ft (47.7 sq.m) approx F/F - 528 sq.ft (49.1 sq.m) approx  
Four bedrooms  
Semi-detached home  
Popular residential location  
Off road parking & garage  
No onward chain  
Good size accommodation throughout  
Excellent potential for improvement and value enhancement  
Ideal for first time buyers or investors  
Convenient access to local shops, amenities, schools and transport links







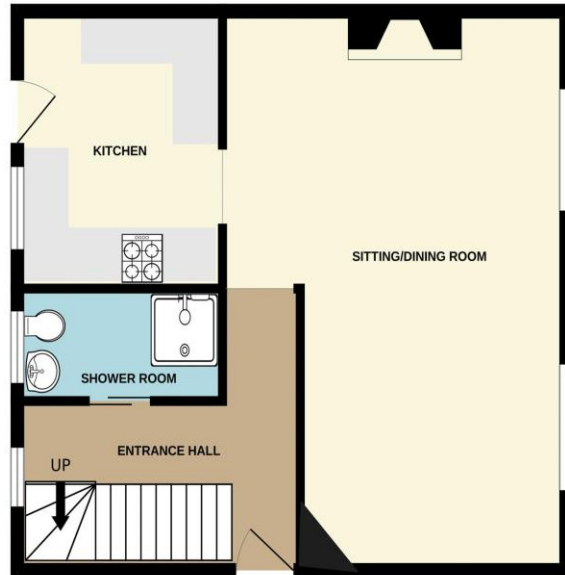
Entrance Hall	Stairs to first floor.
Shower Room	8' 11" x 4' 6" (2.72m x 1.37m)
Sitting/Dining Room	22' 4" x 14' 11" (6.80m x 4.55m)
Kitchen	11' 1" x 8' 11" (3.37m x 2.72m)

#### First Floor Landing

Bedroom 1	14' 0" x 11' 1" (4.26m x 3.37m)
Bedroom 2	12' 0" x 9' 10" (3.65m x 3.0m)
Bedroom 3	10' 11" x 10' 4" (3.33m x 3.15m)
Bedroom 4	8' 11" x 7' 10" (2.71m x 2.40m)



GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



FIRST FLOOR  
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1052 sq.ft. (97.7 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.

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.  
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.