



GIBBINS RICHARDS 
Making home moves happen

17 Bailey Street, Bridgwater TA6 4PE
£175,000

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A spacious three bedroom Victorian terrace located in a 'no through' road position boasting gas central heating, two reception rooms, fitted kitchen, downstairs bathroom, three generous size first floor bedrooms. Long rear garden. No through road position.

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

This spacious Victorian terrace benefits from a generous size rear garden and is located in a 'no through road' position off Bath Road. Local facilities are close to hand including general stores, take away, pub etc. Whilst the property is within walking distance of Bridgwater & Taunton College. The town centre itself offers a wide and generous range of facilities as well as main line railway station. The M5 motorway can be accessed at Dunball (M5, Junction 23).

SPACIOUS VICTORIAN TERRACE
TWO RECEPTION ROOMS
DOWNSTAIRS BATHROOM
THREE DOUBLE BEDROOMS
LONG REAR GARDEN
NO ONWARD CHAIN
GAS CENTRAL HEATING
DOUBLE GLAZING
'NO THROUGH ROAD POSITION'



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Entrance Hall	Stairs to first floor.
Sitting Room	12' 0" x 10' 10" (3.65m x 3.30m)
Dining Room	14' 2" x 10' 8" (4.31m x 3.25m) Mock fireplace and understairs storage.
Kitchen	13' 10" x 9' 0" (4.21m x 2.74m) Including built-in oven and hob.
Lobby	Door to rear garden.
Bathroom	7' 0" x 5' 5" (2.13m x 1.65m)
First Floor Landing	Access to loft space.
Bedroom 1	14' 2" x 12' 0" (4.31m x 3.65m)
Bedroom 2	10' 10" x 10' 8" (3.30m x 3.25m) Containing airing/boiler cupboard.
Bedroom 3	9' 2" x 8' 6" (2.79m x 2.59m)
Outside	Long garden to the rear predominantly laid to lawn with patio area.



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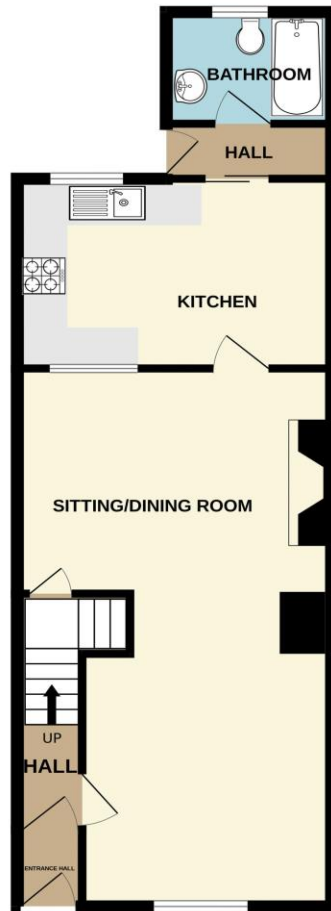


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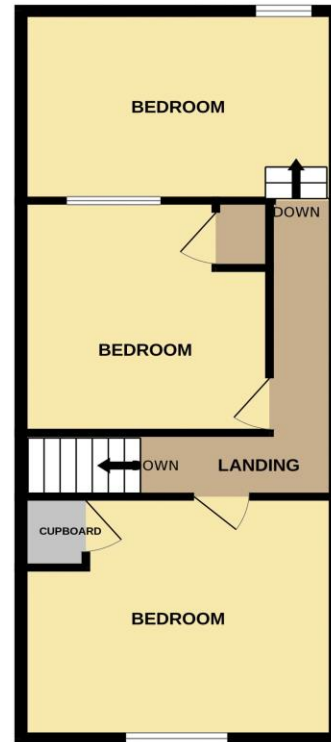


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GROUND FLOOR



FIRST FLOOR



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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is 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 £200 per transaction. 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 £30 + VAT (£36) 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.

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