



GIBBINS RICHARDS 
Making home moves happen

78 Sydenham Road, Bridgwater TA6 4QQ
£215,000

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**** Planning Permission for a two bedroom house - Full details can be found on Somerset Council's website - Application Number: 08/22/00169 ****

A recently refurbished three bedroom end of terrace house with planning permission for a two bedroom house. The property comprises in brief; entrance porch, entrance hallway, sitting room and kitchen/dining room. To the first floor are three good size bedrooms and family bathroom. Externally the property benefits from off road parking for multiple vehicles as well as an extensive plot to the side and rear of the property. The property is warmed by gas central heating and fully double glazed.

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

The property is located within easy access to local shops and amenities and within close proximity to the town centre. Bridgwater town itself 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.

PLANNING PERMISSION FOR A TWO BEDROOM HOUSE (Full details can be obtained from Somerset Council's website - Application No: 08/22/00169

NO ONWARD CHAIN

END TERRACE HOUSE

EAST SIDE LOCATION

EASY ACCESS TO TOWN CENTRE & MOTORWAY

WALKING DISTANCE TO LOCAL AMENITIES

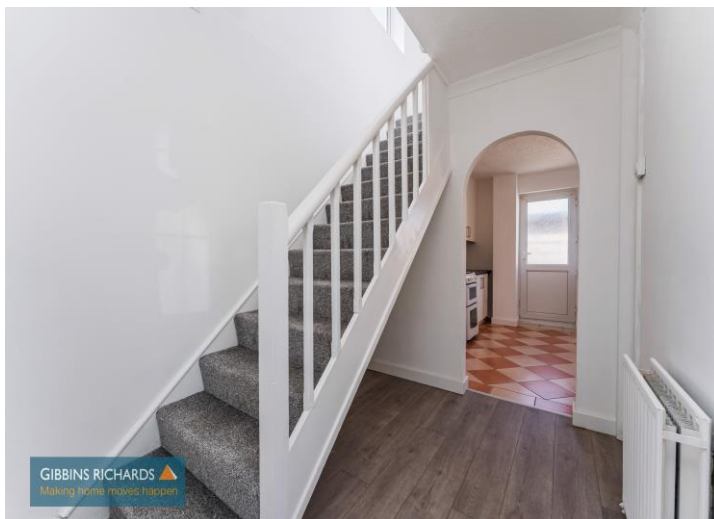
MULTIPLE OFF ROAD PARKING

DOUBLE GLAZING

GAS CENTRAL HEATING



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Entrance Porch	6' 3" x 3' 11" (1.9m x 1.2m) Door to;
Entrance Hallway	Stairs rising to first floor, door to sitting room, walkway to kitchen.
Sitting Room	15' 5" x 10' 2" (4.7m x 3.1m) Front aspect window.
Kitchen/Dining Room	22' 8" x 10' 2" (6.9m x 3.1m) Rear aspect window. Sliding patio doors and further door to rear garden. Space and plumbing for washing machine and dishwasher.
First Floor Landing	Side aspect window. Doors to three bedrooms and family bathroom.
Bedroom 1	14' 1" x 9' 2" (4.3m x 2.8m) Two rear aspect windows. Built-in storage cupboard.
Bedroom 2	10' 10" x 10' 6" (3.3m x 3.2m) Front aspect window. Door to airing cupboard.
Bedroom 3	11' 6" x 7' 10" (3.5m x 2.4m) Front aspect window.
Family Bathroom	5' 11" x 5' 3" (1.8m x 1.6m) Rear aspect obscure window. Equipped in a three piece suite comprising bath with over head shower, low level WC and wash hand basin.
Outside	To the front there is off road parking for multiple vehicles. To the rear is a good size garden laid to patio and lawn.

AGENTS NOTE

Please note this property was originally built for the Local Authority to a 'Cornish' type construction. The property now has a PRC certificate, however this may have limited mortgage options available.



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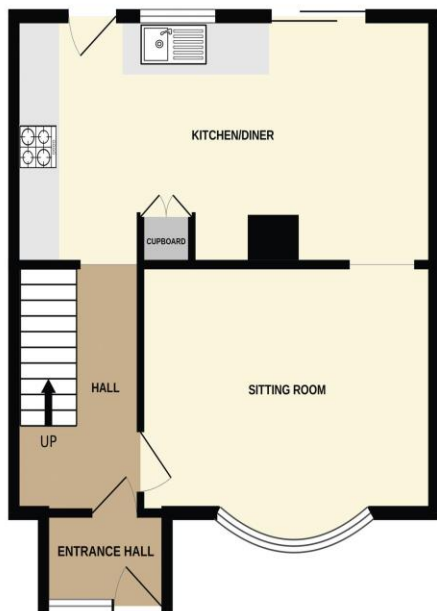


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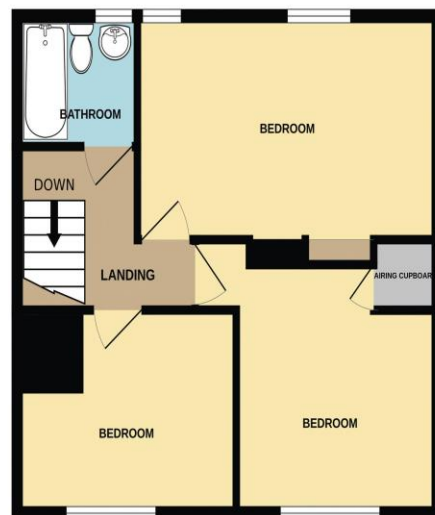


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GROUND FLOOR



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.