



GIBBINS RICHARDS 
Making home moves happen

19 King George Avenue, Bridgwater TA6 6DS

£225,000

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**** AVAILABLE WITH NO ONWARD CHAIN ****

A spacious four bedroom semi detached ex local authority home offering great potential for further improvement with the benefit of a generous size rear garden backing onto recreation field. The accommodation comprises; entrance hall, downstairs shower room, sitting/dining room, kitchen, sun room, four double first floor bedrooms and generous size rear garden.

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

This spacious ex local authority home boasts generous size accommodation including four genuine double bedrooms and enjoys a pleasant position backing onto a recreation field. 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.

NO ONWARD CHAIN
SITTING/DINING ROOM
DOWNSTAIRS SHOWER ROOM
FOUR DOUBLE BEDROOMS
LONG REAR GARDEN
GAS CENTRAL HEATING
LARGE CONSERVATORY



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Entrance Hall	Storage cupboard.
Sitting/Dining Room	22' 6" x 15' 0" (6.85m x 4.57m) reducing to 11' 6" (3.50m)
Kitchen	11' 0" x 8' 10" (3.35m x 2.69m)
Sun Room/Conservatory	16' 9" x 15' 0" (5.10m x 4.57m) (maximum)
Shower Room	Shower enclosure, low level WC and wash hand basin.
First Floor Landing	Access to loft space.
Bedroom 1	14' 0" x 11' 0" (4.26m x 3.35m)
Bedroom 2	12' 0" x 10' 0" (3.65m x 3.05m)
Bedroom 3	11' 0" x 10' 0" (3.35m x 3.05m)
Bedroom 4	10' 0" x 8' 0" (3.05m x 2.44m) with airing/boiler cupboard containing a replacement combination gas fired boiler.
Outside	Generous size garden to rear divided into two sections with shed. The garden itself backs onto a recreational field.



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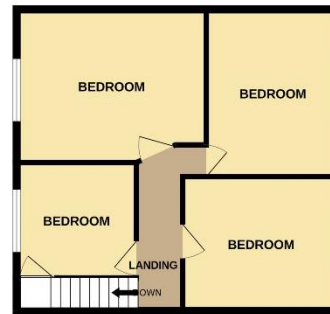


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GROUND FLOOR



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.



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