



4 Valetta Place, Bridgwater TA6 3HR

£219,950

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A character Grade II Listed town cottage providing a number of attractive features including sash windows, cast iron fireplaces and woodburning stove. The accommodation in brief comprises; entrance hall, downstairs cloakroom, sitting room, separate dining room, fitted kitchen, two double first floor bedrooms plus a small nursery/study and bathroom to first floor. Enclosed front garden, off road parking and small courtyard to rear.

Tenure: Freehold / Energy Rating: TBC / Council Tax Band: B

An internal viewing is strongly recommended to fully appreciate this charming Grade II Listed Victorian cottage located within easy walking distance of the town centre. The property benefits from a number of attractive features for this period, whilst maintaining modern day comforts including gas central heating via replacement combination gas boiler. The town centre itself provides a wealth of shopping and leisure facilities, whilst the property is within a short walk of a local retail park.

GRADE II LISTED COTTAGE
CHARACTER FEATURES
TWO RECEPTIONS
DOWNSTAIRS WC
WELL EQUIPPED KITCHEN
TWO FIRST FLOOR BEDROOMS & STUDY/NURSEY
FIRST FLOOR BATHROOM
ENCLOSED FRONT GARDEN
OFF ROAD PARKING
GAS CENTRAL HEATING





Entrance Hall	('L' shaped) stairs to first floor.
WC	(understairs) Low level WC and wash hand basin.
Sitting Room	16' 5" x 11' 0" (5.00m x 3.35m) with feature fireplace and wood burning stove. Sash window to front aspect.
Dining Room	11' 6" x 10' 8" (3.50m x 3.25m) Sash window to front aspect.
Kitchen/Breakfast Room	14' 10" x 9' 2" (4.52m x 2.79m) Attractively fitted incorporating a built-in oven and gas hob.
First Floor Landing	Access to loft space.
Bedroom 1	11' 5" x 10' 8" (3.48m x 3.25m) incorporating original fireplace and sash window.
Bedroom 2	11' 5" x 9' 10" (3.48m x 2.99m) with original fireplace and sash window.
Nursery/Study	11' 5" x 4' 9" (3.48m x 1.45m) with sash window.
Bathroom	6' 5" x 5' 9" (1.95m x 1.75m)
Outside	Enclosed cottage style front garden with access to an off road parking space. To the rear of the property there is a small courtyard with storage facility.



GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



FIRST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 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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