



GIBBINS RICHARDS 
Making home moves happen

13 Wordsworth Avenue, Bridgwater TA6 3QL
£189,950

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

A three bedroom mid terrace house benefitting from front and rear gardens and single garage. The property is fully double glazed and warmed by gas central heating. The accommodation comprises in brief; entrance hall, sitting room, kitchen, bathroom and garden room, three first floor bedrooms. Energy Rating: D

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

The property is situated in a convenient location within easy walking distance of the town centre. Bridgwater itself provides an excellent range of shopping and leisure facilities as well as easy access to the M5 at Junctions 23 and 24 together with a mainline intercity railway station.

NO ONWARD CHAIN
GAS CENTRAL HEATING
FULLY DOUBLE GLAZED
FRONT & REAR GARDENS
SINGLE GARAGE / OFF ROAD PARKING
WALKING DISTANCE TO LOCAL AMENITIES
THREE BEDROOM TERRACE HOUSE
SOME UP-DATING REQUIRED



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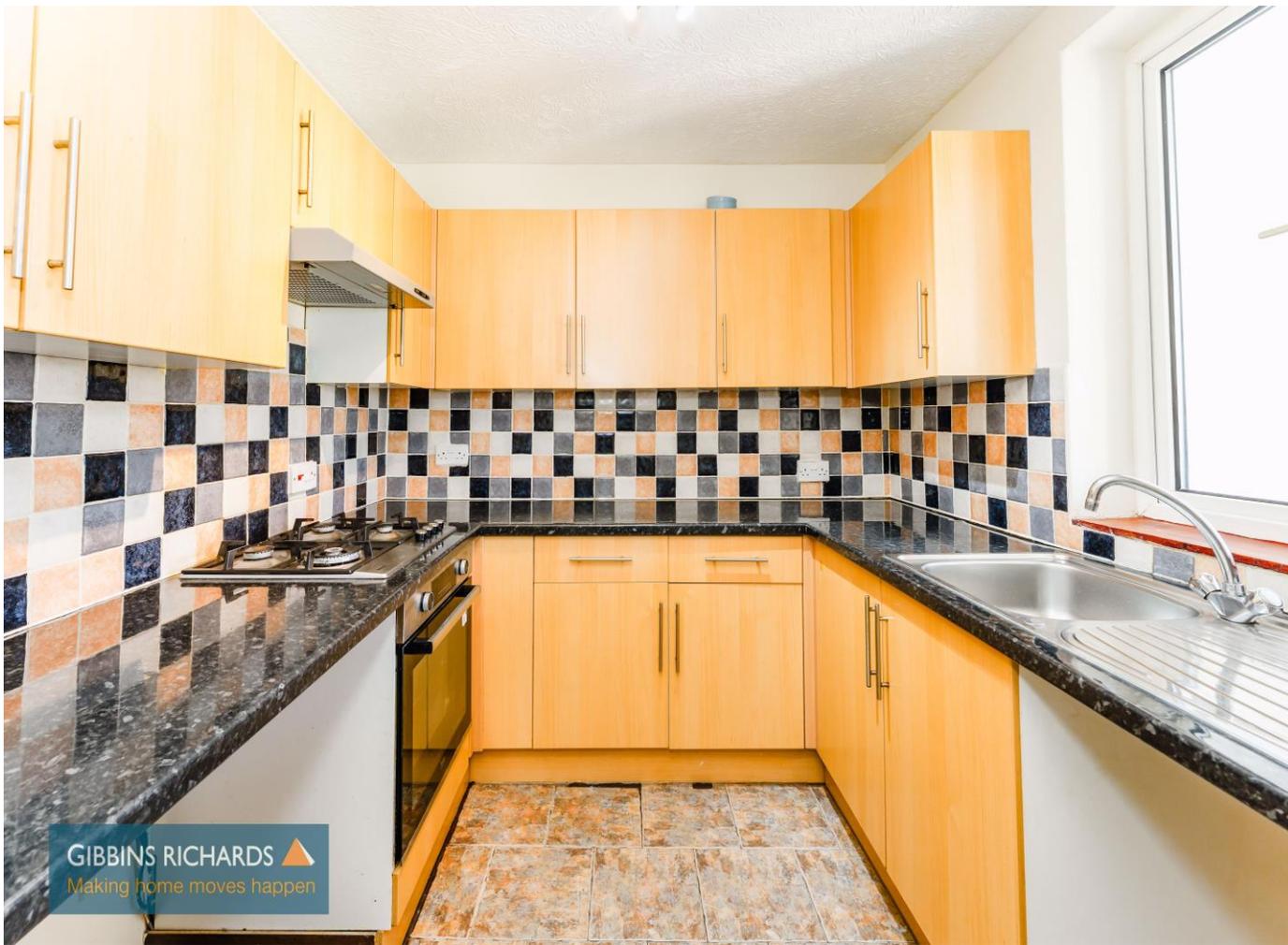
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Entrance Hall
 Sitting Room

Stairs to first floor, door to;
 13' 9" x 12' 8" (4.19m x 3.86m) Front aspect window. Feature fireplace and understairs storage cupboard.

Inner Lobby
 Kitchen

Doors to kitchen, bathroom and conservatory.
 8' 6" x 7' 7" (2.59m x 2.31m) Rear aspect window. Fitted floor and wall cupboard units. Built-in oven and hob. Space and plumbing for washing machine.

Bathroom

7' 9" x 4' 3" (2.36m x 1.29m) Rear aspect obscure window. Fitted in a white three piece suite comprising low level WC, wash hand basin and bath with overhead shower. Heated towel rail.

Garden Room

11' 4" x 6' 9" (3.45m x 2.06m) French doors to rear garden.

First Floor Landing
 Bedroom 1

Doors to three bedrooms.
 15' 9" x 10' 3" (4.80m x 3.12m) Front aspect window.

Bedroom 2

11' 8" x 8' 9" (3.55m x 2.66m) Rear aspect window. Airing cupboard.

Bedroom 3

8' 7" x 6' 7" (2.61m x 2.01m) Rear aspect window.

Outside

Fully enclosed low maintenance rear garden laid to patio and gravel. Access gate and door to garage. Off road parking.

Single Garage

24' 0" x 9' 1" (7.31m x 2.77m) Up and over garage door.



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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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