



51 Standish Street, Bridgwater TA6 3HQ  
£169,950

GIBBINS RICHARDS   
Making home moves happen

A well proportioned two double bedroom coach house on the north/west side of Bridgwater with garage. The accommodation comprises in brief; entrance vestibule, first floor entrance hall, spacious sitting/dining room, well equipped kitchen, two double bedrooms and bathroom. Ideal first time/investment purchase.

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

The property is situated in a pleasant position on Bridgwater's northern fringe and within easy access to the town centre. Bridgwater itself provides an excellent range of shopping, leisure and financial amenities as well easy access to the M5 motorway at Junction 23 and 24 together with a mainline intercity railway station.

WELL PROPORTIONED PROPERTY  
GOOD SIZE SITTING/DINING ROOM  
WELL EQUIPPED KITCHEN  
TWO DOUBLE BEDROOMS  
GAS CENTRAL HEATING  
FULLY DOUBLE GLAZED  
GARAGE  
IDEAL FIRST TIME/INVESTMENT PURCHASE  
EASY ACCESS TO M5 MOTORWAY  
WALKING DISTANCE TO LOCAL AMENITIES





Entrance Vestibule

Single Garage

First Floor Landing

Sitting/Dining Room

Kitchen

Bedroom 1

Bedroom 2

Bathroom

Staircase rising to first floor. Door into garage.

The garage has been divided into two storage spaces with light and power. Front Storage Area - 8' 5" x 4' 11" (2.56m x 1.50m) Rear Storage Area - 12' 8" x 8' 3" (3.86m x 2.51m) 11' 5" x 6' 11" (3.48m x 2.11m) (max) ('L' shaped) Doors to all rooms. Rear aspect window. Access to roof void. Storage cupboard housing 'Ideal' combination boiler. 17' 9" x 17' 0" (5.41m x 5.18m) ('L' shaped) Two rear aspect and front aspect windows. Open archway into kitchen.

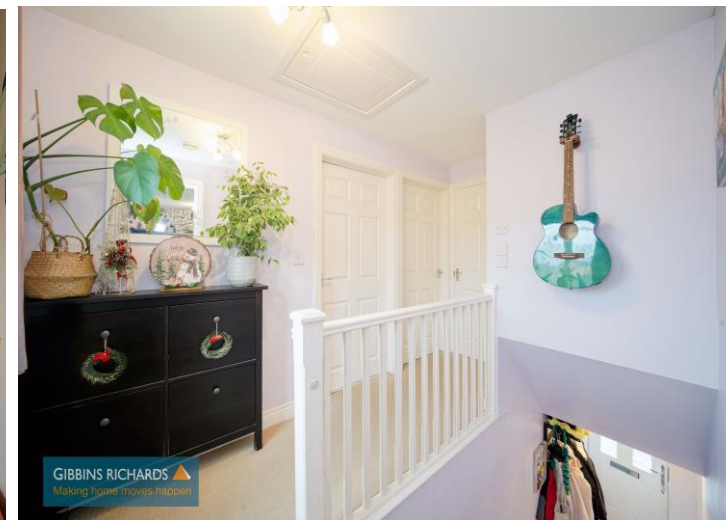
11' 8" x 6' 3" (3.55m x 1.90m) Front aspect window. Fitted with a range of floor and wall cupboard units. Integrated oven, four ring gas hob, space for washing machine and dishwasher. Space for tall fridge/freezer.

9' 8" x 9' 5" (2.94m x 2.87m) Front aspect window. 9' 9" x 8' 0" (2.97m x 2.44m) Rear aspect window.

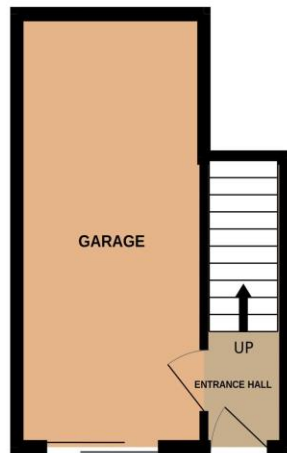
Front aspect obscure window. Three piece suite comprising low level WC, vanity wash hand basin with storage under, bath with overhead shower.

#### AGENTS NOTE

This property is 'leasehold' with a 125 year Lease commencing on 1st January 2006. There is an annual Ground Rent and Service/Maintenance Charge which is currently levied at approximately £1,168.80. Full details of the Lease and charges can be sought via your legal representative.



GROUND FLOOR



1ST 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.