



GIBBINS RICHARDS 
Making home moves happen

6 Pathfinder Terrace, Colley Lane, Bridgwater TA6 5JH
£207,500

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A beautifully presented Victorian home boasting a number of attractive features with entrance hall, sitting room, living room with feature wood burning stove, fitted kitchen, utility together with two bedrooms and a spacious first floor bathroom. Attractive cottage style gardens and off road parking.

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

An internal viewing is an absolute must to fully appreciate this beautifully presented and characterful Victorian home boasting a generous size landscaped rear garden as well as off road parking to the front. The property is located within convenient walking distance of the town centre itself which boasts a wide and comprehensive range of facilities including mainline railway station as well as M5 access.

CHARACTER VICTORIAN HOME
TWO RECEPTION ROOMS
FITTED KITCHEN
UTILITY
TWO FIRST FLOOR BEDROOMS
SPACIOUS FAMILY BATHROOM
OFF ROAD PARKING
GENEROUS SIZE AND WELL LANDSCAPED REAR GARDEN
GAS CENTRAL HEATING





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Entrance Lobby	
Entrance Hall	Stairs to first floor.
Sitting Room	11' 5" x 10' 0" (3.48m x 3.05m) Attractive tiled fireplace.
Living Room	15' 0" x 11' 10" (4.57m x 3.60m) with feature wood burning stove.
Kitchen	12' 5" x 7' 10" (3.78m x 2.39m)
Lean-to Utility	13' 0" x 6' 5" (3.96m x 1.95m)
First Floor Landing	
Bedroom 1	13' 10" x 10' 0" (4.21m x 3.05m) original fireplace. Fitted wardrobe.
Bedroom 2	12' 0" x 6' 5" (3.65m x 1.95m)
Family Bathroom	9' 5" x 8' 2" (2.87m x 2.49m) Low level WC, wash hand basin and bath with shower over. Cupboard containing combination gas fired boiler.
Outside	Off road parking space to front. The rear garden is an attractive feature being fully enclosed with an array of plants and shrubs.



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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.

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