



GIBBINS RICHARDS 
Making home moves happen

33 Devonshire Street, Bridgwater TA6 5EP
£185,000

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

This spacious Victorian home boasts generous size accommodation and could well suit an investment or first time buyer. The accommodation comprises in brief; entrance hall, sitting room, dining room with French doors to garden, kitchen, inner lobby leading to ground floor bathroom. To the first floor are three bedrooms. Fully enclosed rear garden.

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

The property is located within a short walk of the railway station as well as local shopping facilities in St John Street. Bridgwater's town centre offers an excellent range of shopping, leisure and financial amenities together with easy access to the M5 motorway at Junctions 23 and 24 and a mainline intercity railway station.

NO ONWARD CHAIN
IDEAL FIRST TIME / INVESTMENT PURCHASE
GAS CENTRAL HEATING
FULLY UPVC DOUBLE GLAZING
TWO RECEPTION ROOMS
THREE FIRST FLOOR BEDROOMS
FULLY ENCLOSED REAR GARDEN
WALKING DISTANCE TO THE TOWN CENTRE





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Entrance Hall	Stairs to first floor.
Sitting Room	10' 11" x 10' 1" (3.34m x 3.07m) Front aspect window.
Dining Room	14' 3" x 9' 11" (4.34m x 3.02m) French doors to rear garden. Understairs storage cupboard.
Kitchen	9' 4" x 6' 5" (2.84m x 1.95m) Side aspect window. Matching floor and wall cupboards. Space and plumbing for washing machine.
Inner Lobby	Doors to garden and bathroom.
Bathroom	6' 5" x 6' 0" (1.95m x 1.82m) Low level WC, wash hand basin and bath with overhead shower.
First Floor Landing	Doors to three bedrooms.
Bedroom 1	14' 2" x 10' 1" (4.31m x 3.07m) Front aspect window. Storage cupboard.
Bedroom 2	9' 11" x 6' 5" (3.02m x 1.95m) Rear aspect window.
Bedroom 3	7' 9" x 6' 11" (2.36m x 2.12m) Central heating gas boiler.
Outside	To the rear is a private and fully enclosed garden laid to patio and lawn. Storage shed.



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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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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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