



GIBBINS RICHARDS 
Making home moves happen

53 Countess Avenue, Bridgwater TA6 3TJ
£245,000

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

A well presented three bedroom terrace town house with off road parking and single garage located on the west side of Bridgwater. The property benefits from gas central heating, UPVC double glazing throughout and easy walking distance to local shops and amenities. The accommodation comprises in brief; entrance hallway, cloakroom, modern fitted kitchen, sitting/dining room, two first floor bedrooms and bathroom and master bedroom suite with dressing area and en-suite to the second floor. Externally the property benefits from a fully enclosed rear garden.

Tenure: Freehold / Energy Rating: C / Council Tax Band: C

Located within walking distance to Bridgwater's town centre and other local amenities. Bridgwater town itself offers an excellent range of shopping, leisure and financial amenities as well as easy

THREE BEDROOM TOWN HOUSE
EASY WALKING DISTANCE TO LOCAL AMENITIES
FULLY UPVC DOUBLE GLAZED
GAS CENTRAL HEATING
GARAGE / OFF ROAD PARKING
IDEAL FAMILY HOME
CLOAKROOM / FAMILY BATHROOM / EN-SUITE SHOWER ROOM
NO CHAIN





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Entrance Hallway	16' 1" x 6' 4" (4.9m x 1.94m)
Cloakroom	6' 2" x 2' 8" (1.89m x 0.81m) Front aspect obscure window. Equipped in a white two piece suite comprising low level WC and wash hand basin.
Kitchen	13' 5" x 6' 4" (4.09m x 1.92m) Front aspect window. Modern floor and wall mounted units with built-in oven, ceramic hob with extractor hood over. Space and plumbing for washing machine.
Sitting/Dining Room	18' 0" x 12' 8" (5.49m x 3.86m) Rear aspect windows and French doors to garden. Understairs storage cupboard.
First Floor Landing	Stairs continuing to second floor. Doors to two bedrooms and bathroom.
Bedroom 2	12' 8" x 11' 0" (3.86m x 3.35m) Two front aspect windows.
Bedroom 3	11' 0" x 9' 9" (3.36m x 2.96m) Rear aspect window. Built-in wardrobes.
Family Bathroom	7' 7" x 6' 3" (2.32m x 1.90m) Equipped in a modern white three piece suite comprising bath with over head shower, low level WC and wash hand basin.
Second Floor Landing	Doors to bedroom and en-suite shower room.
Bedroom 1	15' 3" x 12' 8" (4.64m x 3.86m) Front aspect window. Door to;
Dressing Room	10' 3" x 4' 2" (3.12m x 1.28m)
En-Suite Shower Room	8' 6" x 5' 5" (2.58m x 1.64m) Velux window. Equipped in a modern three piece suite comprising shower cubicle, low level WC and vanity wash hand basin.
Outside	To the front is an area of gravel with footpath to front door. To the rear is a fully enclosed garden laid to decking and lawn.
SINGLE GARAGE	Located under a coach house with off road parking.

AGENTS NOTE

Please note the title to the property is freehold but the garage is held under a leasehold title. The term of the Lease is 999 years from 1st January 2002. We understand there is a yearly fee payable of £226.00 payable to Carnival Walk Management Company Limited. Full details of the Lease and charges should be sought via your Legal Representative.



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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 £40 + VAT (£48) 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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