



77 Standish Street, Bridgwater TA6 3HQ

£165,000

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An immaculate and well proportioned two double bedroom coach house on the north/west side of Bridgwater with garage. The accommodation comprises in brief; entrance vestibule (with access immediately into garage), first floor entrance hall, spacious living/dining room, well equipped kitchen, two double bedrooms and bathroom. The home has enjoyed a new boiler in 2019, new carpets and updated decor. Ideal first time/investment purchase.

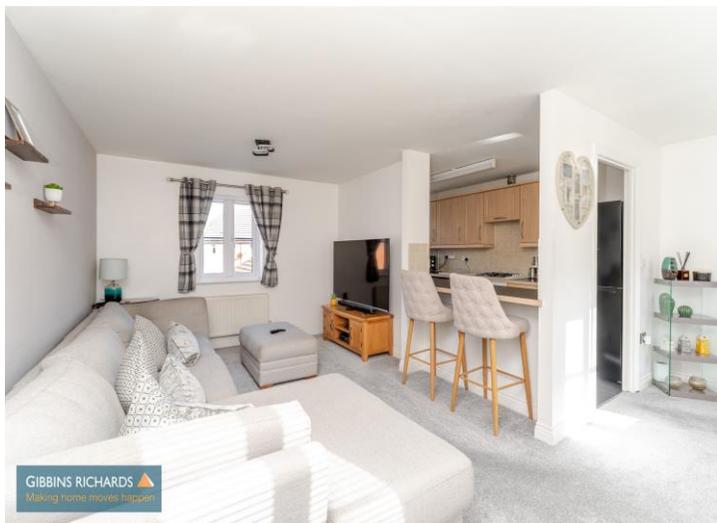
Tenure: Leasehold / Energy Rating: C / Council Tax Band: A

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.

Total floor area - 818 sq.ft. (76.0 sq.m.) approx  
Immaculate coach house  
Well proportioned accommodation  
Two double bedrooms  
Well equipped kitchen  
Gas central heating (updated 2019)  
UPVC double glazing  
Spacious garage  
Easy access to M5 / Hinkley Point bus services  
Ideal first time purchase / investment



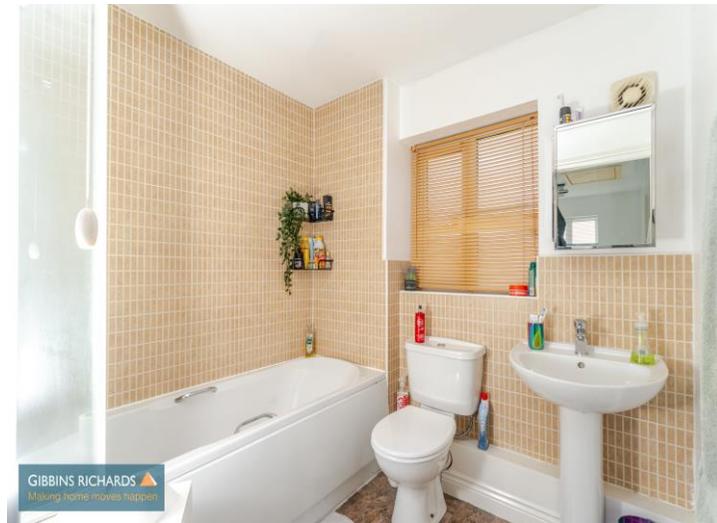
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|                     |   |
|---------------------|---|
| Entrance Hall       | Stairs to first floor. Door into Garage.  |
| Garage              | 17' 9" x 8' 5" (5.41m x 2.56m)  |
| First Floor Landing | Doors to living/dining room, two bedrooms and bathroom.   |
| Living/Dining Room  | 17' 9" x 17' 3" (5.41m x 5.25m) Dual aspect windows.  |
| Kitchen             | 12' 4" x 7' 7" (3.77m x 2.32m) Front aspect window. Well equipped kitchen with wall and floor cupboards. Integrated oven and hob. Space and plumbing for washing machine. |
| Bedroom 1           | 9' 8" x 9' 8" (2.95m x 2.95m) Front aspect window.  |
| Bedroom 2           | 9' 8" x 8' 0" (2.95m x 2.45m) Rear aspect window.   |
| Bathroom            | 7' 1" x 6' 0" (2.16m x 1.82m) Front aspect obscure window. Low level WC, wash hand basin and 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 to pay of approximately £125 together with Service/Maintenance charges which are currently levied at approximately £1,400.00 per annum. Full details of the Lease and charges can be sought via your legal representative.



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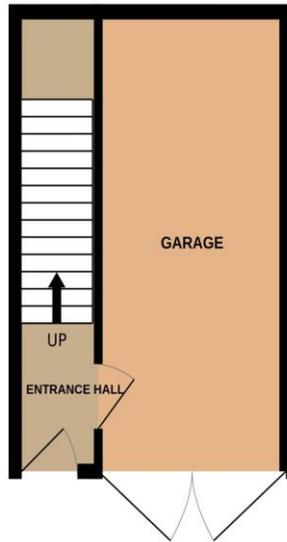


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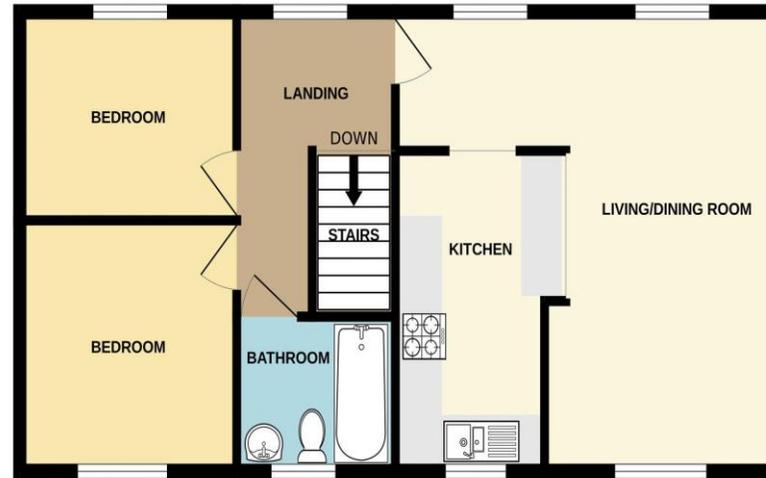


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GROUND FLOOR  
215 sq.ft. (19.9 sq.m.) approx.



FIRST FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.

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.



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17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488  
Email: [bw@gibbinsrichards.co.uk](mailto:bw@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)