



81 Old Taunton Road, Bridgwater TA6 3NU

£159,950

GIBBINS RICHARDS   
Making home moves happen

This cosy two bedroom Victorian terrace located within walking distance to Bridgwater town centre. The property benefits from full double glazing and warmed by gas central heating. The accommodation comprises in brief; sitting/dining room, inner hallway, kitchen and ground floor bathroom, two first floor double bedrooms. Low maintenance rear garden. Ideal first time/investment purchase.

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

The property is situated within walking distance to the town centre. Bridgwater itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

GAS CENTRAL HEATING  
FULLY DOUBLE GLAZED  
LOW MAINTENANCE REAR GARDEN  
WALKING DISTANCE TO TOWN CENTRE  
EASY ACCESS TO THE M5 MOTORWAY  
GROUND FLOOR BATHROOM  
IDEAL FIRST TIME/INVESTMENT PURCHASE  
RIVERSIDE VIEWS





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Sitting/Dining Room	11' 11" x 11' 10" (3.63m x 3.6m) Front aspect window.
Inner Hallway	Stairs to first floor. Doors to storage cupboards and bathroom.
Bathroom	6' 8" x 5' 6" (2.03m x 1.68m) Equipped in a white suite comprising low level WC, wash basin and bath with overhead shower.
Kitchen	11' 0" x 5' 7" (3.35m x 1.7m) Rear aspect window and door to garden. Space and plumbing for washing machine.
First Floor Landing	
Bedroom 1	12' 1" x 12' 0" (3.68m x 3.65m) Front aspect window.
Bedroom 2	8' 5" x 8' 4" (2.56m x 2.54m) Rear aspect window. Storage cupboard.
Outside	Low maintenance rear garden with astro turf and patio.

**AGENTS NOTE**

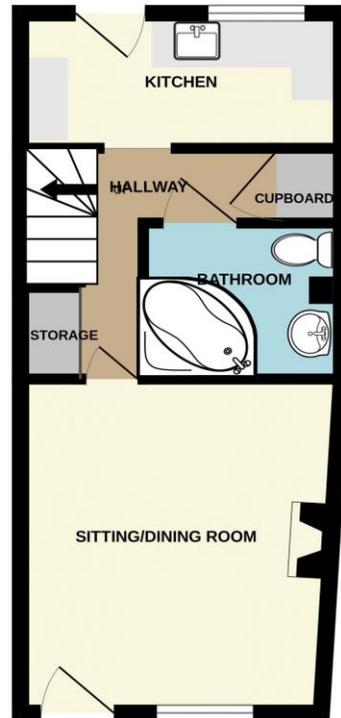
Please note the neighbouring properties have a right of access across the rear garden. Full details can be sought by your legal representative.



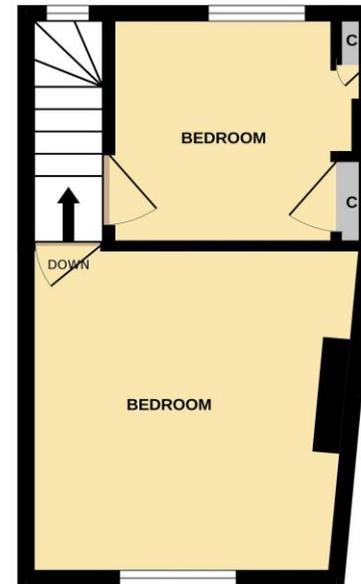
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GROUND FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



1ST FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 492 sq.ft. (45.7 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.



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.