



GIBBINS RICHARDS 
Making home moves happen

52 King George Avenue, Bridgwater TA6 6DT
£220,000

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

A very well proportioned four bedroom semi-detached house with large frontage, off road parking and attractive rear garden. The accommodation comprises in brief; entrance hall, sitting/dining room, kitchen, wet room and garden room. To the first floor are four good size bedrooms.

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

This spacious ex local authority home boasts generous size accommodation including four genuine double bedrooms and enjoys a pleasant position. The property is located off Taunton Road within walking distance to local amenities including both primary and secondary schooling. The town centre is within comfortable walking distance and offers 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.

NO ONWARD CHAIN
SEMI-DETACHED HOUSE
FOUR FIRST FLOOR DOUBLE BEDROOMS
OFF ROAD PARKING
FRONT & REAR GARDENS
LARGE SITTING/DINING ROOM
FITTED KITCHEN
DOWNSTAIRS WET ROOM
USEFUL UTILITY/GARDEN ROOM
FULLY ENCLOSED REAR GARDEN





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Entrance Hall	12' 2" x 10' 1" (3.71m x 3.07m) (max) ('L' shaped). Understairs storage cupboard. Rear aspect window.
Wet Room	8' 5" x 4' 5" (2.56m x 1.35m) Wall mounted electric 'Mira' shower. Low level WC, pedestal wash hand basin. Rear aspect window.
Sitting Room	14' 11" x 13' 10" (4.54m x 4.21m) Feature fireplace. Front aspect window. Open archway through to;
Dining Area	11' 6" x 10' 10" (3.50m x 3.30m) Front aspect window.
Kitchen	Rear aspect window. Fitted with a range of units to base and wall. Space for freestanding white goods. Built-in oven and hob.
Garden Room	18' 3" x 8' 3" (5.56m x 2.51m) Windows to rear and side. Sliding patio doors to garden. Built-in area for utility space and space for white goods.
First Floor Landing	
Bedroom 1	14' 0" x 10' 10" (4.26m x 3.30m) Front aspect window.
Bedroom 2	11' 0" x 9' 8" (3.35m x 2.94m) Front aspect window.
Bedroom 3	13' 1" x 10' 11" (3.98m x 3.32m) Rear aspect window.
Bedroom 4	10' 11" x 10' 2" (3.32m x 3.10m) Rear aspect window. Storage cupboard housing the 'Worcester' boiler for the central heating system.
Outside	The property occupies a large corner plot with low level brick walling and large lawned frontage, driveway providing off road parking and access to the rear garden. The rear garden has been well maintained by the current owner and laid to patio and lawn with rockery area.



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GROUND FLOOR



FIRST FLOOR



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