



GIBBINS RICHARDS   
Making home moves happen

29 North Street, Bridgwater TA6 3PW

£229,950

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No onward chain | Three/four bedrooms | Large rear garden | Close to town centre

A spacious three/four bedroom Victorian terraced house located just a stone's throw from Bridgwater's town centre. Offered for sale with no onward chain, this property would make an ideal first-time purchase or investment opportunity.

The accommodation is arranged over two storeys and briefly comprises; entrance hall, reception room/bedroom four, second reception room, kitchen, and ground floor shower room. To the first floor, the landing leads to three further bedrooms. The property benefits from UPVC double glazing throughout and is warmed by electric heating. Externally, the property enjoys a larger than average rear garden.

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

The property is situated within easy walking distance of Bridgwater's town centre, providing convenient access to a wide range of local shops and amenities. Bridgwater itself offers an excellent selection of shopping, leisure and financial facilities, along with easy access to the M5 motorway at Junctions 23 and 24. The town also benefits from a mainline intercity railway station, providing convenient transport links to surrounding areas and beyond.

Total floor area - 888 sq.ft. (82.5 sq.m.) approx.

Ideal investment property

Close to town centre

Fully UPVC double glazed

Three/Four Bedrooms

Good size rear garden

No onward chain



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Entrance Hall 13' 11" x 3' 0" (4.24m x 0.91m) Stairs to first floor. High level electric fuse board and meters.

Lounge (Bedroom 4) 12' 9" x 8' 11" (3.88m x 2.72m) (into bay) Walk-in bay window to front.

Second Reception Room 12' 7" x 12' 5" (3.83m x 3.78m) Door to understairs storage cupboard, opening through to; kitchen. Fire surround.

Kitchen 12' 5" x 11' 0" (3.78m x 3.35m) reducing to 7' 4" (2.23m). Door to rear lobby. Range of eye and low level units. Space and plumbing for washing machine. Integrated electric oven and hob with extractor fan and light over. Door to airing cupboard with factory lagged hot water cylinder.

Rear Lobby 4' 5" x 4' 3" (1.35m x 1.29m) Door to rear garden.

Ground Floor Shower Room 7' 5" x 4' 5" (2.26m x 1.35m) Fitted with a three piece suite comprising low level WC, wash hand basin and enclosed shower cubicle. Wall extractor fan. Chrome heated towel rail.

First Floor Landing Doors to three bedrooms. Hatch to loft.

Bedroom 1 12' 6" x 10' 5" (3.81m x 3.17m) Front aspect window. Modern electric panel heater.

Bedroom 2 10' 7" x 9' 6" (3.22m x 2.89m) Rear aspect window. Electric heater.

Bedroom 3 10' 7" x 6' 2" (3.22m x 1.88m) Rear aspect window. Electric panel heater.

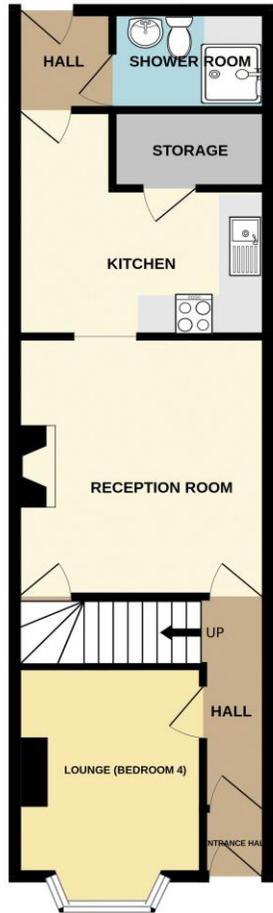
Outside The rear garden measures approximately - 14' (4.26m) in width by in excess of 100' (30.46m) in length. The garden is predominantly laid to lawn with concrete hardstanding and enclosed by timber and wire fencing.

#### AGENTS NOTE

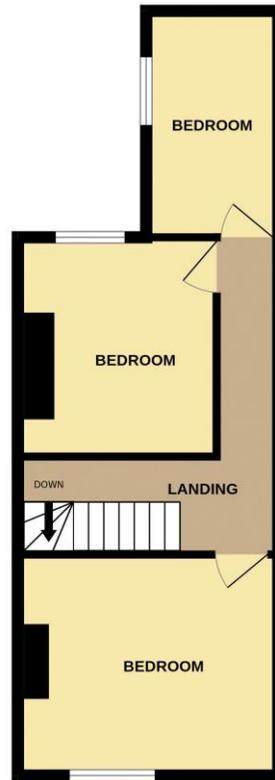
There is a pedestrian right of way access for this property and the neighbouring properties leading to the front.



GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



FIRST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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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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