



GIBBINS RICHARDS 
Making home moves happen

31 Gordon Terrace, Bridgwater TA6 5JP
Guide Price £200,000

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

A spacious Victorian home boasting generous size accommodation with a very useful garage to rear. This spacious Victorian home benefits from generous size accommodation including two reception rooms, kitchen/breakfast room together with three first floor bedrooms and first floor bathroom. There is a generous size garden to the rear with access to a large garage/workshop.

Gordon Terrace is a small cul-de-sac located off Cranleigh Gardens, therefore is within easy walking distance of a local park and medical centre as well as shopping facilities in nearby St John Street and is also within walking distance of the mainline railway station.

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

Total floor area – 887 sq.ft (82.4 sq.m) approx.

Two reception rooms

Three bedrooms

First floor bathroom

Gas central heating

Feature multi-fuel stove

Large garage/workshop

No onward chain

Walking distance to the town centre

Ideal first time/investment purchase

8 owned solar panels





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Entrance Lobby
Entrance Hall
Sitting Room

Door to;
Opening to;
11' 6" x 10' 8" (3.50m x 3.25m) Double glazed bay window to front aspect. Brick built open fireplace.

Dining Room

12' 6" x 11' 0" (3.81m x 3.35m) with multi-fuel stove, downstairs storage, original dresser unit.

Kitchen/Breakfast Room

14' 4" x 8' 10" (4.37m x 2.69m) incorporating built-in oven and ceramic hob, gas fired combination boiler, access to rear garden.

First Floor Landing

Loft access. Linen cupboard.

Bedroom 1

14' 0" x 11' 6" (4.26m x 3.50m) Original cast iron fireplace.

Bedroom 2

12' 6" x 8' 10" (3.81m x 2.69m) with original cast iron fireplace.

Bedroom 3

8' 10" x 6' 6" (2.69m x 1.98m)

Bathroom

7' 5" x 4' 10" (2.26m x 1.47m) Low level WC, wash hand basin and bath with overhead shower.

Outside

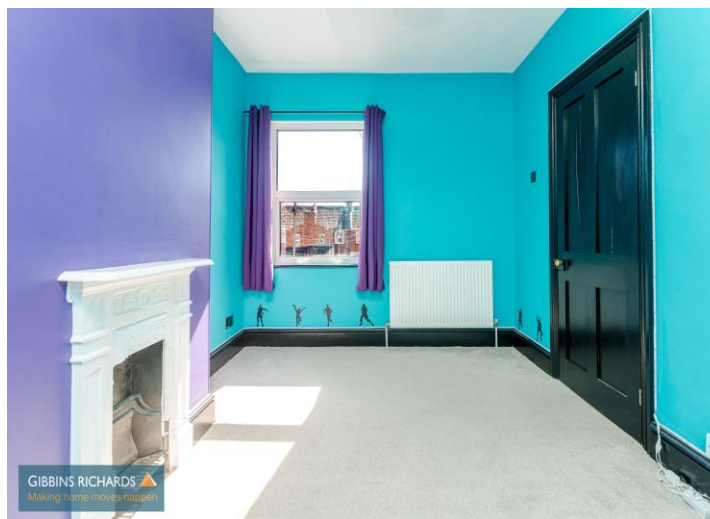
To the rear of the property there is a courtyard patio, good size lawn with access to a large garage/workshop.

Garage/Workshop

14' 10" x 12' 10" (4.52m x 3.91m)



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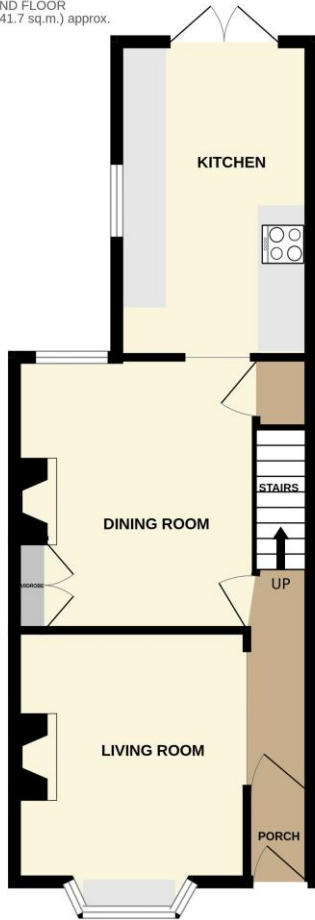


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GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



FIRST FLOOR
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 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.

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