



GIBBINS RICHARDS   
Making home moves happen

Magdala House 18 Taunton Road,, Bridgwater TA6 3LS

£325,000

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PROJECT OPPORTUNITY | TOWN CENTRE LOCATION | OFF ROAD PARKING | HUGE POTENTIAL

A substantial and versatile period property arranged over basement, ground, first floor and loft level, currently loosely split into multiple self-contained areas and offering excellent scope for refurbishment, reconfiguration or investment potential (subject to any necessary consents).

Magdala House is a sizeable project property for buyers looking to unlock value and maximise its full potential. Positioned within walking distance of Bridgwater town centre, the accommodation currently offers multiple reception rooms, kitchens, bathrooms and bedrooms across several levels, with updating required and a ground floor section partly started but unfinished. Externally there is off road parking to the front and an enclosed rear garden. Rare opportunities of this scale and flexibility are seldom available.

Tenure: Freehold

Council Tax:

Flat A - Band A/Flat B - Band A/Flat C - Band A/Flat D - Band A

Energy Ratings:

Flat A - G/ Flat B - D/ Flat C - D/ Flat D - D

Total floor area - 2400 sq. ft (223 sq. m.) approx.

Large multi-level period property

Significant refurbishment/project opportunity

Currently loosely arranged into multiple living areas

Basement, ground, first floor and loft room

Off road parking to front

Enclosed rear garden

Town centre within walking distance

Huge scope for improvement/value add (subject to consents)



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#### Basement Level

Entrance area, multiple reception/storage rooms, bedrooms and bathroom facilities, offering versatile space with clear scope for further improvement.

#### Ground Floor

Entrance hall, hallway, living room, kitchen, bedroom and bathroom. There is also a secondary lobby providing access to a further bathroom and stairs to the basement, whilst stairs rise to the first floor, offering a layout with clear scope for improvement, reconfiguration or further adaptation, subject to any necessary consents.

#### First Floor

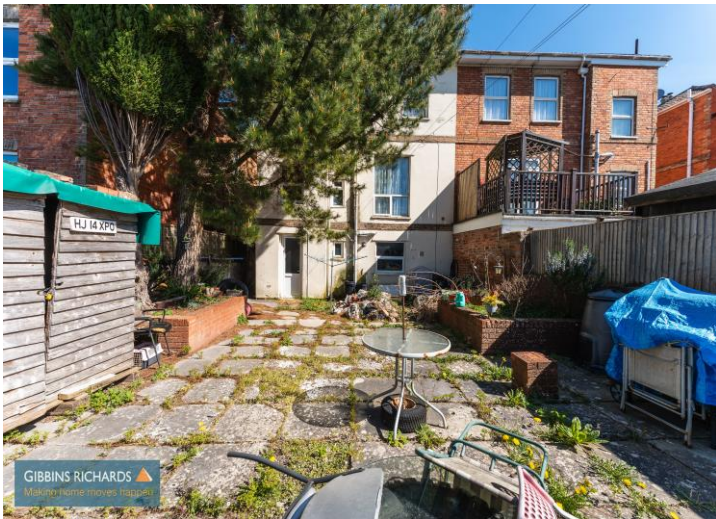
Landing, lounge/diner opening into the kitchen, bedroom with en-suite facilities. In addition, there is a further bedroom, separate kitchen and bathroom, with stairs rising to the loft room.

#### Second Floor

Loft room.

#### External

Off-road parking to the front of the property for multiple vehicles, with a private enclosed garden to the rear benefiting from additional access to the basement.



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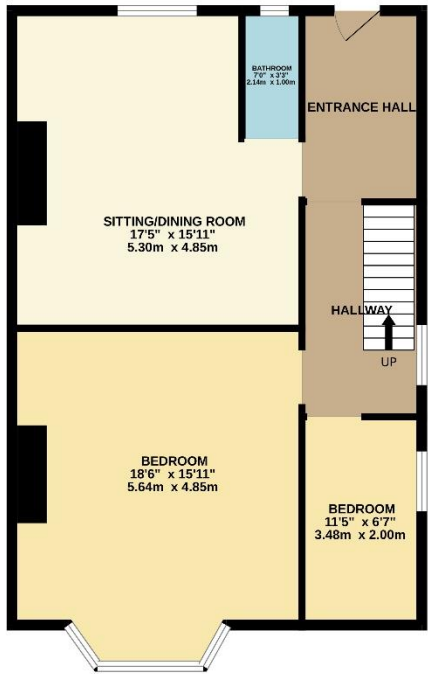


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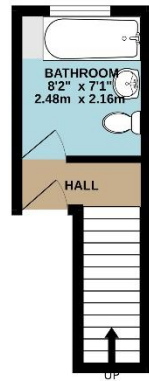
**BASEMENT**  
756 sq.ft. (70.1 sq.m.) approx.



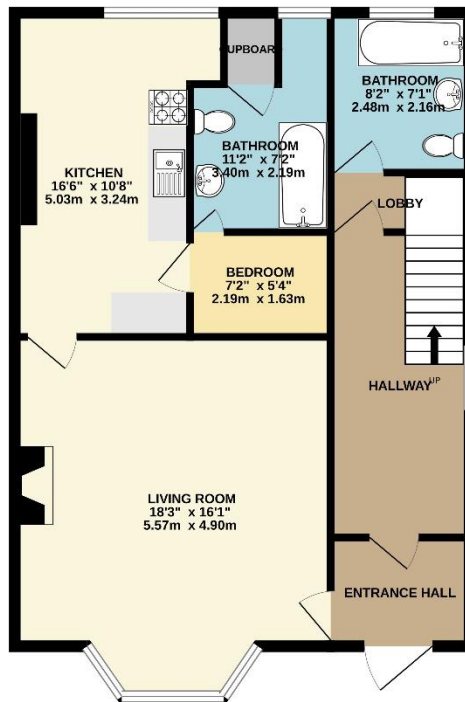
TOTAL FLOOR AREA: 364 sq.ft. (80.3 sq.m.) approx.

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 is given as to their operability or efficiency can be given.  
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**GROUND FLOOR**  
310 sq.ft. (28.7 sq.m.) approx.



**GROUND FLOOR**  
752 sq.ft. (69.9 sq.m.) approx.

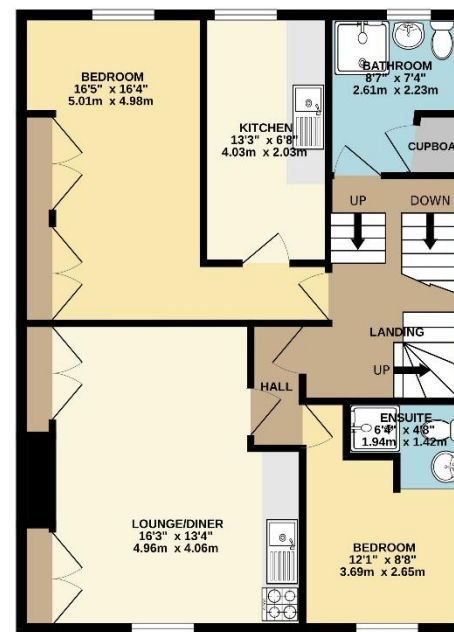


TOTAL FLOOR AREA: 752 sq.ft. (69.9 sq.m.) approx.

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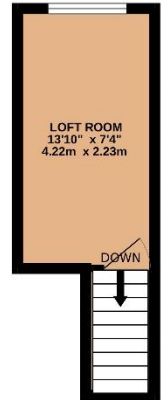
**1ST FLOOR**  
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 894 sq.ft. (83.1 sq.m.) approx.

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**2ND FLOOR**  
126 sq.ft. (11.7 sq.m.) approx.



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.