



GIBBINS RICHARDS   
Making home moves happen

37 Poplar Road, Bridgwater TA6 4UH

£130,000

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A great opportunity to set foot on the housing ladder \* Two bedroom home with own garden \*  
Off road parking \* Refurbishment required \* No chain

This two bedroom, back to back property provides a great opportunity to set foot on the housing ladder and is realistically priced to reflect its condition. The property benefits from its own enclosed generous size rear garden, as well as access to two parking spaces via an adjacent driveway. The accommodation includes; entrance door to entrance lobby, galley kitchen, living room which provides a staircase leading to two bedrooms and first floor bathroom.

The property is located in a cul-de-sac position within the popular 'Bower Manor' area of Bridgwater which is within easy reach of local facilities including a shopping parade as well as Bridgwater hospital, schools and college. The town centre itself is approximately one mile distant which provides a wealth of shopping and leisure facilities.

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

Total floor area - 484 sq.ft (45.0 sq.m.) approx.

Affordable first home

Cosmetic refurbishment required

Generous size living room

Kitchen

Two bedrooms

First floor bathroom

Generous size enclosed garden

Off road parking

No chain





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Entrance Lobby                    Opening to;

Kitchen                            12' 4" x 5' 10" (3.77m x 1.77m) Side aspect window. Fitted floor and wall cupboard units. Space and plumbing for washing machine.

Sitting/Dining Room            13' 8" x 12' 4" (4.17m x 3.77m) Stairs to first floor.

First Floor Landing              Doors to two bedrooms and bathroom.

Bedroom 1                        10' 4" x 10' 4" (3.14m x 3.14m) Rear aspect window. Built-in wardrobe and airing cupboard.

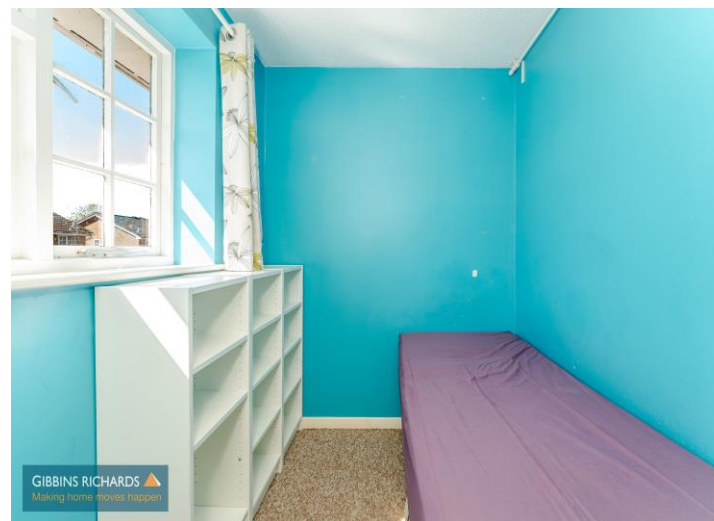
Bedroom 2                        9' 2" x 5' 9" (2.79m x 1.75m) Rear aspect window.

Bathroom                        6' 8" x 5' 10" (2.02m x 1.77m) Side aspect obscure window. Low level WC, wash hand basin and bath.

Outside                            Side access leads to a generous size rear garden whilst adjacent to the property there is off road parking for two vehicles.



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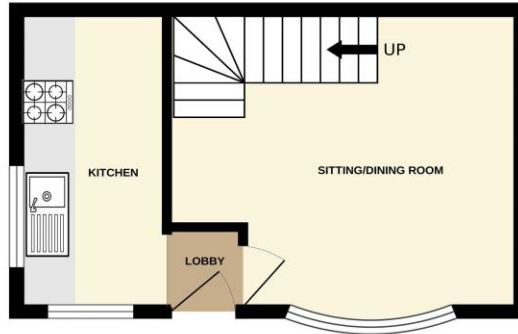


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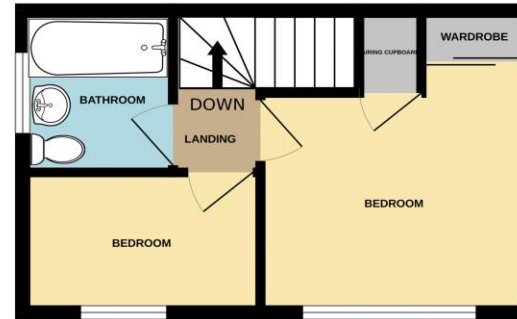


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GROUND FLOOR  
243 sq.ft. (22.6 sq.m.) approx.



FIRST FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (45.0 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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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.  
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