



GIBBINS RICHARDS   
Making home moves happen

44 Edinburgh Road, Bridgwater TA6 6EL

£225,000

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\* Extended family home \* Off road parking \* Enclosed rear garden \* Well presented throughout \*

A well presented three bedroom terrace house which has been extended to provide a most useful garden room addition. The property is fully double glazed and warmed by gas central heating. The accommodation comprises in brief; entrance hall, sitting room, modern fitted kitchen/dining room and garden room. To the first floor are three good size bedrooms and re-fitted shower room. The property also benefits from off road parking to the front and fully enclosed rear garden with workshop.

The property is located on the south side of Bridgwater off Rhode Lane. There are local facilities close by including both primary and secondary school education, whilst the property is within convenient reach of the M5 motorway at Junction 24. Bridgwater town centre is just over one mile distant and provides a host of shopping and leisure facilities.

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

Total floor area - 1044 sq.ft. (97.0 sq.m.) approx.

Extended family home

Three good size first floor bedrooms

Modern fitted kitchen/dining room

Garden room

Off road parking

Fully enclosed rear garden with workshop

Double glazing throughout

Gas central heating



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Entrance Hall  
Sitting Room

Stairs rising to first floor.  
13' 7" x 12' 3" (4.15m x 3.73m) Front aspect window. Feature fireplace.

Kitchen/Dining Room

18' 3" x 11' 6" (5.55m x 3.51m) Rear aspect window and sliding patio doors to garden room. Re-fitted in a modern range of matching eye and low level units with space and plumbing for washing machine and dishwasher, space for 'Range' style cooker.

Garden Room

13' 11" x 8' 10" (4.25m x 2.68m) A bright and airy room with sliding patio doors to rear garden and three Velux sky lights.

First Floor Landing

Doors to three bedrooms and shower room.

Bedroom 1

13' 1" x 12' 11" (3.98m x 3.94m) approx. Two front aspect windows. Built-in wardrobe.

Bedroom 2

11' 6" x 10' 6" (3.51m x 3.21m) approx. Rear aspect window.

Bedroom 3

10' 1" x 9' 9" (3.07m x 2.96m) approx. Front aspect window.

Shower Room

7' 8" x 5' 10" (2.34m x 1.78m) approx. Rear aspect obscure window. Re-fitted in a modern white suite with low level WC, wash hand basin with vanity unit under, walk-in shower enclosure.

Outside

The front of the property has been laid to block paving providing off road parking for two vehicles. A side access leads to a fully enclosed rear garden laid to patio and lawn with workshop to the rear.



GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



FIRST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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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.

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