



GIBBINS RICHARDS 
Making home moves happen

24 Provident Place, Bridgwater TA6 7DT

£179,950

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Perfect investment or first time purchase * Two bedroom Victorian home * Long rear garden *
West side of town centre * Gas central heating *

This spacious Victorian terrace benefits from no onward chain and provides spacious accommodation to include a generous size living/dining room, kitchen/breakfast room with built-in oven and hob, lobby providing utility cupboard and boiler cupboard with a 5 year old replacement combination boiler as well as a downstairs bathroom with separate shower enclosure. To the first floor there are two double bedrooms, whilst to the outside there is a long garden to rear.

The property is located within the favoured area of Wembdon Road, which is within walking distance of the town centre which provides a wide range of shopping and leisure facilities.

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

Total floor area - 724 sq.ft. (67.2 sq.m.) approx.
Victorian terrace home
Two double bedrooms
Downstairs bathroom
Gas central heating
Long rear garden
No onward chain
Double glazed
Walking distance to the town centre





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Entrance Lobby	Door to;
Sitting/Dining Room	26' 0" x 12' 0" (7.92m x 3.65m) Gas fire, under stairs storage.
Kitchen/Breakfast Room	10' 8" x 10' 2" (3.25m x 3.10m) Built-in oven and electric hob.
Lobby	With utility cupboard providing plumbing for washing machine and adjacent boiler/airing cupboard containing combination gas fired boiler (installed approximately 5 years ago).
Bathroom	11' 0" x 6' 6" (3.35m x 1.98m) Four piece suite including separate shower enclosure, vanity wash basin, bath and WC.
First Floor Landing	
Bedroom 1	11' 5" x 11' 2" (3.48m x 3.40m) Fitted wardrobes and storage facilities.
Bedroom 2	9' 0" x 9' 0" (2.74m x 2.74m) Fitted wardrobes and storage facility and access to loft space.
Outside	There is a long rear garden comprising of a patio, artificial lawn area, further area in need of some cultivation and a rear courtyard as well as a rear pedestrian access gate.



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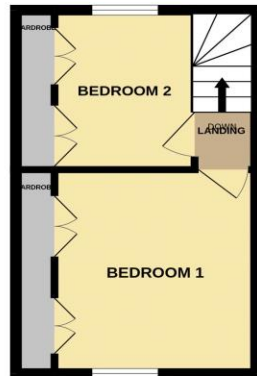


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GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.2 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.



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17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk