



GIBBINS RICHARDS 
Making home moves happen

8 Devonshire Street, Bridgwater TA6 5ER
£169,950

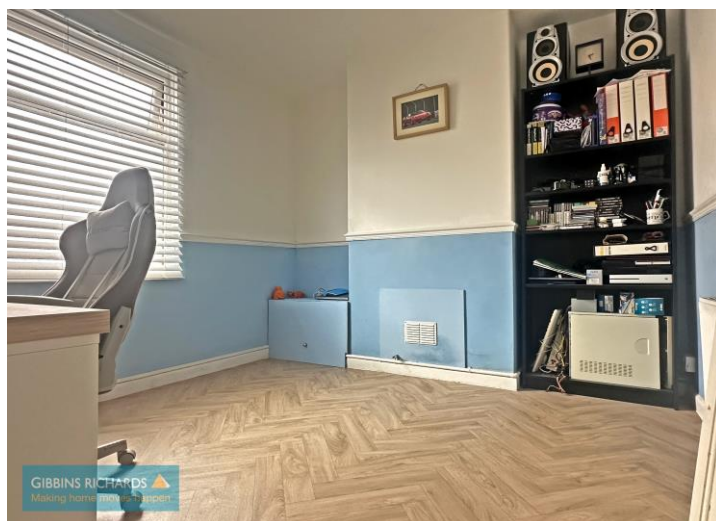
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Perfect first home * central location* close to Railway station* 2 receptions* 2 double bedrooms* enclosed rear garden * Gas central heating * no chain.

This spacious Victorian home provides well presented accommodation including a re-fitted kitchen and replacement combination gas fired boiler as well as a low maintenance and fully enclosed rear garden. The property is located within comfortable walking distance of the town centre, whilst the main line railway station is conveniently located nearby.

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

Total floor area- 732 sq ft (68.0 sq m)
Two receptions
Re-fitted kitchen
Lean-to
First floor bathroom
Low maintenance rear garden
Gas central heating
No chain





Entrance lobby

Hallway

Sitting Room 11' 5" x 10' 2" (3.48m x 3.10m)

Dining Room 14' 6" x 10' 0" (4.42m x 3.05m)
Understairs storage cupboard

Kitchen 7' 5" x 7' 0" (2.26m x 2.13m) re-fitted
with built in oven and hob

Lean to 8' 0" x 6' 2" (2.44m x 1.88m) Access to
rear garden

First Floor Landing

Bedroom 1 14' 6" x 10' 2" (4.42m x 3.10m) large
overstairs cupboard

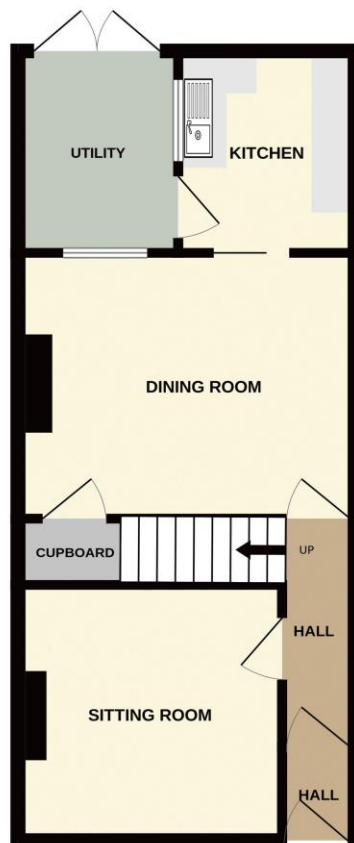
Bedroom 2 11' 0" x 7' 5" (3.35m x 2.26m)

Bathroom 7' 6" x 6' 8" (2.28m x 2.03m) Traditional
3 piece with airing cupboard containing
combination gas fired boiler

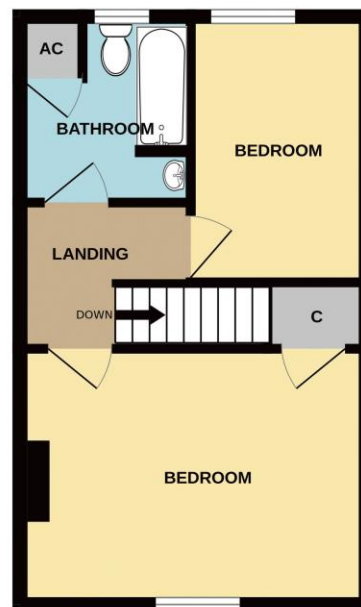
Outside Low maintenance rear garden mainly laid
to gravel with small patio



GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 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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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