



GIBBINS RICHARDS 
Making home moves happen

212 Taunton Road, Bridgwater TA6 6BN
£200,000

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Spacious three bedroom end of terrace property providing well proportioned accommodation. The accommodation comprises; entrance hall, sitting room, dining room, kitchen, three first floor bedrooms and bathroom. Long lean-to, rear garden and garage to rear.

Tenure: Freehold / Energy Rating: D / Council Tax Band: B

This end of terrace property benefits from no onward chain and provides spacious accommodation which could suit a variety of purposes. The property is warmed by gas central heating and double glazed windows and benefits from a long lean-to storage area, a fully enclosed rear garden with access to a most useful garage to the rear. The property itself is in need of some general cosmetic improvement, hence its realistic selling price.

The property is located within easy reach of Junction 23 of the M5 motorway as well as shopping facilities within Taunton Road as well as within North Petherton itself. The town centre is approximately one mile distant and provides a wealth of shopping and leisure facilities as well as intercity railway access.

Total floor area - 911 sq. ft. (84.7 sq. m.) approx.

Spacious home - great potential

Three first floor bedrooms

First floor bathroom

Two reception rooms

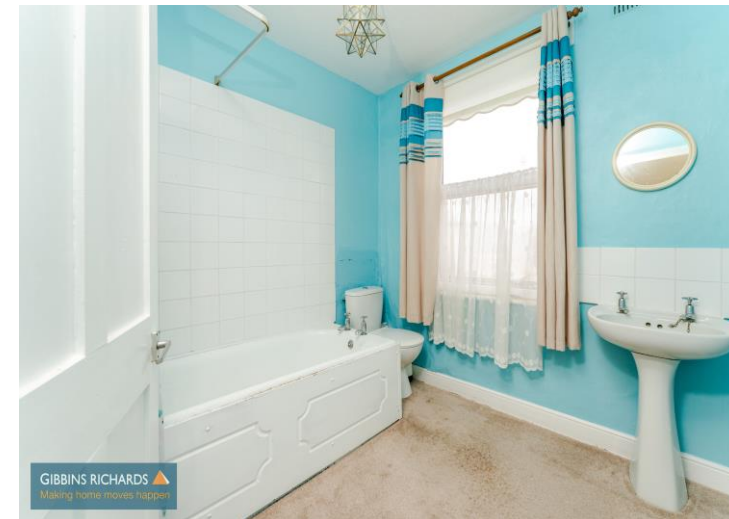
Long large storage area

Enclosed garden

Garage to rear

Gas central heating

No onward chain





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Entrance Hall
Sitting Room

Stairs to first floor.
12' 2" x 12' 0" (3.71m x 3.65m) with the addition of a bay window. Real flame gas fire. Opening to;

Dining Room

15' 6" x 11' 0" (4.72m x 3.35m) Two storage cupboards. Access to rear garden.

Kitchen

10' 0" x 9' 0" (3.05m x 2.74m) (containing gas fired central heating)

First Floor Landing

Bedroom 1

12' 5" x 12' 0" (3.78m x 3.65m)

Bedroom 2

11' 0" x 9' 8" (3.35m x 2.94m)

Bedroom 3

7' 2" x 5' 8" (2.18m x 1.73m)

Bathroom

8' 0" x 7' 5" (2.44m x 2.26m)

Outside

Small enclosed front garden. Large lean-to, to side measuring approximately - 29' 10" x 6' 0" (9.09m x 1.83m) with light, power, access to rear garden with courtyard, two areas of level lawn via central pathway with rear gate leading to a useful garage facility.

AGENTS NOTE

Please note we understand that the neighbouring property has a right of access to their garage, although the land in question is within the title of the subject property. We understand there is an annual payment of £3 per annum for the right to access their garage. Further details of this arrangement should be sought via your legal representative.



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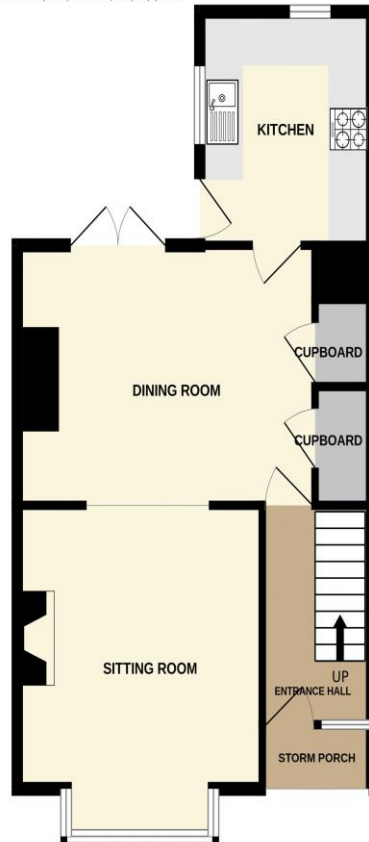


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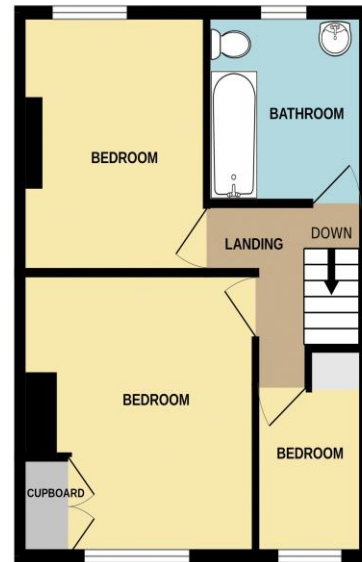


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GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



FIRST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.7 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.



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.

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