



GIBBINS RICHARDS 
Making home moves happen

53 Linley Close, Bridgwater TA6 4HL
£195,000

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Two Bedrooms | Refurbished Throughout | Ample Off Road Parking | Rear Access |
Gas Central Heating | Great Access To M5 J23

A stunningly presented and refurbished two bedroom mid-terrace home offering excellent off road parking, enclosed rear garden and a convenient position close to local amenities and commuter links. This well maintained property would make an ideal first time buy, downsize or investment purchase, with accommodation comprising in brief; entrance into lounge with stairs rising to the first floor, fitted kitchen/breakfast room with door opening onto the rear garden, two first floor bedrooms and family bathroom. Externally, the rear garden benefits from access leading to the generous parking area, a rare and practical feature for this style of property.

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

Linley Close is situated on the eastern side of Bridgwater, ideally placed for access to a range of local shops, schooling and everyday amenities. Bridgwater town centre offers a wider selection of facilities, while Junction 23 of the M5 is easily accessible, making it a strong option for commuters travelling north or south. The area also benefits from nearby countryside walks and access toward the Somerset Levels.

Total floor area - 570 sq.ft (53.0 sq.m.) approx.
Refurbished to a high standard throughout
Two bedroom mid-terrace home
Off road parking for multiple vehicles
Gas central heating
Rear garden with access
Walking distance to shops & amenities
Excellent first time buy or investment
Easy access to M5 Junction 23





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Sitting/Dining Room	13' 7" x 13' 2" (4.14m x 4.01m) Front aspect window. Stairs to first floor.
Kitchen	13' 7" x 7' 3" (4.14m x 2.21m) Rear aspect window. Door to garden. Space and plumbing washing machine and dishwasher.
First Floor Landing	Doors to two bedrooms and bathroom.
Bedroom 1	11' 6" x 10' 5" (3.50m x 3.17m) Front aspect window. Airing cupboard.
Bedroom 2	8' 8" x 6' 9" (2.64m x 2.06m) Rear aspect window.
Bathroom	6' 5" x 5' 5" (1.95m x 1.65m) Rear aspect obscure window. Low level WC, wash hand basin and bath with overhead electric shower.
Outside	Fully enclosed rear garden laid to patio, gravel and lawn. Gate to parking area to the rear for multiple vehicles.



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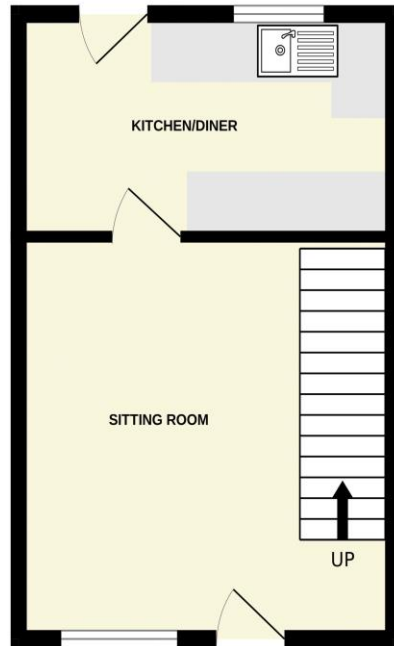


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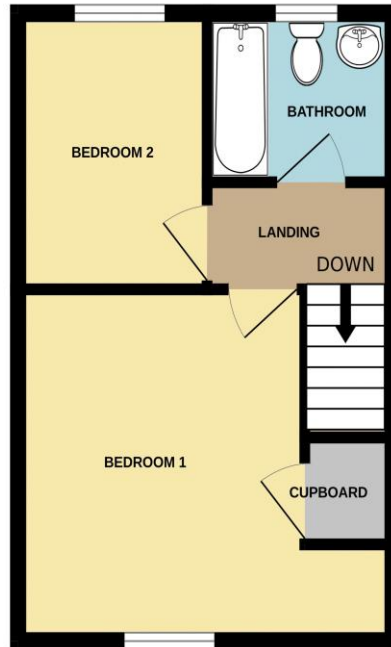


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GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



FIRST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 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.



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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