



GIBBINS RICHARDS 

80 Friarn Street, Bridgwater TA6 3LJ

£142,500

GIBBINS RICHARDS 
Making home moves happen

An early Victorian terrace property located within close proximity to the town centre and offers much potential for further improvement. The accommodation includes, lobby, sitting room, dining room, kitchen, two first floor bedrooms and bathroom. Shared rear garden. Grade II Listed Building

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

80 Friarn Street is a Grade II Listed building located close to the heart of the town centre. The accommodation is in need of some general cosmetic up-dating hence its realistic selling price. Bridgwater town itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

TWO BEDROOM HOUSE
MUCH POTENTIAL
SHARED REAR GARDEN
TWO RECEPTION ROOMS
FIRST FLOOR BATHROOM
WALKING DISTANCE TO BRIDGWATER TOWN CENTRE
GAS CENTRAL HEATING
NO CHAIN





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Entrance Lobby

Sitting Room 14' 5" x 11' 5" (4.39m x 3.48m)

Dining Room 14' 10" x 11' 10" (4.52m x 3.60m) Stairs to first floor.

Kitchen 11' 0" x 5' 5" (3.35m x 1.65m)

First Floor Landing

Bedroom 1 14' 8" x 11' 8" (4.47m x 3.55m)

Bedroom 2 12' 2" x 7' 10" (3.71m x 2.39m)

Bathroom 11' 10" x 5' 5" (3.60m x 1.65m)

Outside Access from the kitchen to a shared garden area.



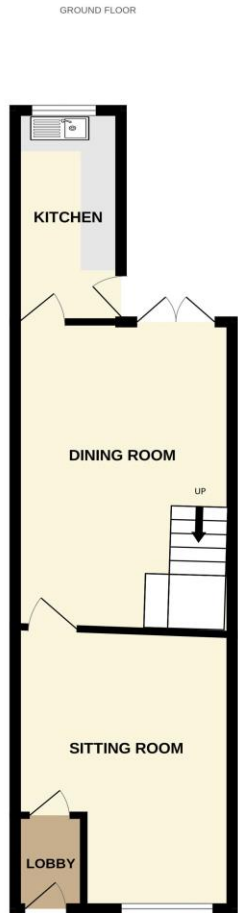
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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 £20 + VAT (£24) 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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