



GIBBINS RICHARDS 

2 Newtown Road, Highbridge TA9 3HX

£165,000

GIBBINS RICHARDS   
Making home moves happen



**\*\* NO ONWARD CHAIN \*\***

A three bedroom terrace cottage in need of up-dating throughout, benefitting from double glazing, gas central heating, well proportioned. Private low maintenance rear garden, three good size bedrooms. The accommodation comprises in brief; entrance hallway, sitting room, dining room, kitchen, three first floor bedrooms and family bathroom. Externally to the front enclosed garden and private low maintenance rear garden.

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

The property is located within Highbridge which is in between Bridgwater and Burnham On Sea both offer an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway together with a mainline intercity railway station.

NO ONWARD CHAIN  
GREAT POTENTIAL  
EASY ACCESS TO COMMUTER HUBS  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
EASY ACCESS TO THE M5 MOTORWAY  
THREE GOOD SIZE BEDROOMS  
IDEAL INVESTMENT / FIRST TIME PURCHASE  
TERRACE COTTAGE  
ENCLOSED REAR GARDEN





GIBBINS RICHARDS ▲

Entrance Porch	4' 7" x 3' 3" (1.4m x 1.m)
Sitting Room	12' 2" x 11' 7" (3.71m x 3.53m) Front aspect window. Log burner.
Dining Room	13' 9" x 13' 0" (4.19m x 3.96m) (max) Understairs storage cupboard.
Kitchen	('L' shaped) 5' 8" x 5' 0" (1.73m x 1.52m) - 14' 7" x 6' 3" (4.44m x 1.90m) rear aspect window. Door to rear garden.
First Floor Landing	Doors to three bedrooms and family bathroom. Hatch to loft.
Bedroom 1	12' 1" x 9' 1" (3.68m x 2.77m) Front aspect window.
Bedroom 2	14' 7" x 6' 2" (4.44m x 1.88m) Rear aspect window.
Bedroom 3	8' 6" x 6' 2" (2.59m x 1.88m) Front aspect window.
Family Bathroom	13' 8" x 7' 2" (4.16m x 2.18m) (max) Rear aspect obscure window. WC, wash hand basin, bath and walk-in shower.
Outside	To the front is a small area of enclosed garden with footpath to front door. To the rear is a fully enclosed low maintenance garden laid to decking and patio. Gate to rear entrance. Storage shed. Outside tap.



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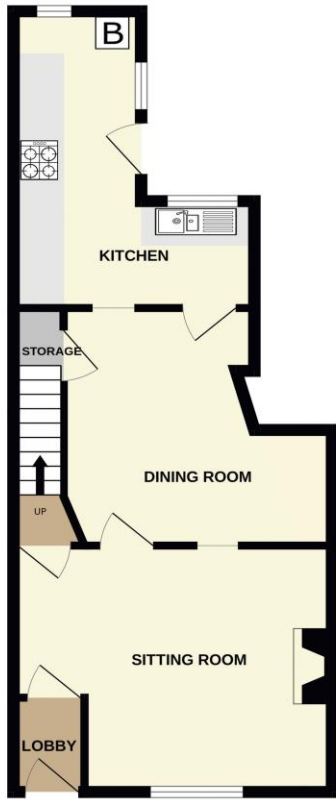
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GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint 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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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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