



GIBBINS RICHARDS 

72 Polden Street, Bridgwater TA6 5EW

£165,000

GIBBINS RICHARDS 
Making home moves happen

A well presented Victorian property located within easy reach of the town centre and railway station. The accommodation includes; two reception rooms (dining room includes a wood burning stove), modern kitchen, utility and re-fitted ground floor shower room, three first floor bedrooms. Long rear garden incorporating sheds and storage facilities. NO ONWARD CHAIN.

Tenure: Leasehold / Energy Rating: D-62 / Council Tax Band: A

An internal viewing is certainly recommended for this well presented Victorian terrace. The accommodation is warmed by gas central heating and includes wood burning stove to the dining room, re-fitted shower room and kitchen as well as replacement double glazed windows. The property is located in a convenient level location being within a short walk of the railway station as well as the town centre itself.

THREE BEDROOM VICTORIAN TERRACE
DOUBLE GLAZING
GAS CENTRAL HEATING
100' REAR GARDEN
RE-FITTED KITCHEN & SHOWER ROOM
WALKING DISTANCE TO LOCAL AMENITIES
IDEAL FIRST TIME/INVESTMENT PURCHASE
NO ONWARD CHAIN





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Entrance Lobby	into;
Entrance Hall	Stairs rising to first floor.
Sitting Room	12' 5" x 11' 2" (3.78m x 3.40m) Front aspect window.
Dining Room	16' 5" x 11' 8" (5.00m x 3.55m) with downstairs storage. Feature wood burning stove.
Kitchen	9' 0" x 8' 5" (2.74m x 2.56m)
Utility	With plumbing for washing machine.
Shower Room	Attractively re-fitted with a shower enclosure, vanity wash basin, recessed WC.
First Floor Landing	
Bedroom 1	16' 2" x 11' 2" (4.92m x 3.40m) Front aspect window. Wardrobe/boiler cupboard containing the combination gas fired boiler (re-fitted approximately two years ago). Access to loft space.
Bedroom 2	12' 0" x 7' 10" (3.65m x 2.39m) Rear aspect window.
Bedroom 3	9' 0" x 8' 2" (2.74m x 2.49m) Window.
Outside	To the rear of the property the garden extends to over 100' (30.46m) in length with courtyard, shed, storage facility with power. Long lawn and various shrubs and plants.
AGENTS NOTE	The tenure of the property is Leasehold, the term of the Lease is 300 years from 25th March 1860. The freehold being owned by Sidcot School. We understand the freehold can be purchased if required.



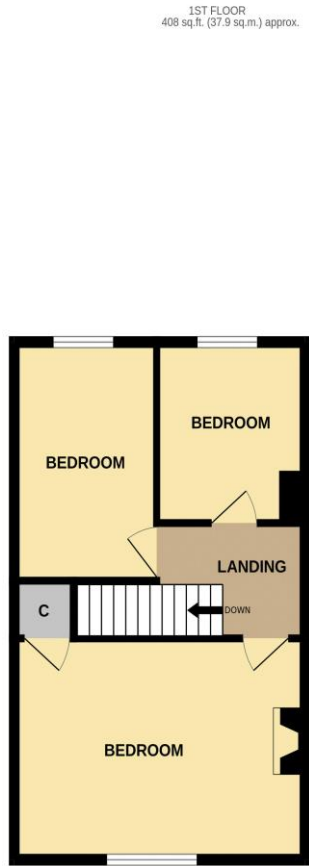
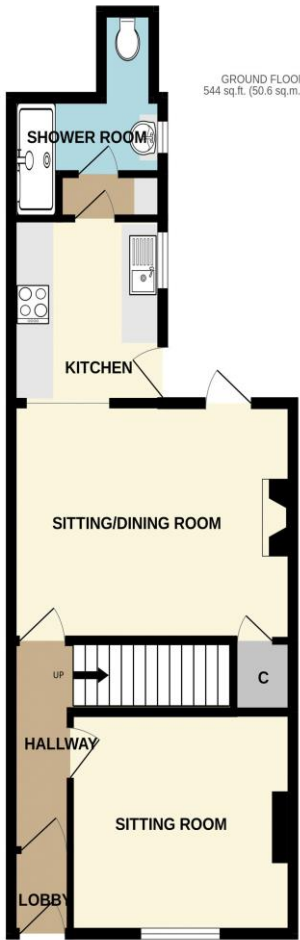
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TOTAL FLOOR AREA - 952 sq.ft. (88.5 sq.m.) approx.

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 £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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