



GIBBINS RICHARDS 

99 Sydenham Road, Bridgwater TA6 4QE

£205,000

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Making home moves happen

A well proportioned three bedroom end of terrace house on the east side of Bridgwater. The accommodation comprises in brief; entrance hall, sitting room, dining room, kitchen, three first floor bedrooms, bathroom and separate WC. Externally, there is off road parking to the front and fully enclosed rear garden. Ideal first time/investment purchase.

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

The property is located within easy access to local shops and amenities and within close proximity to the town centre. Bridgwater town itself offers 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.

NO ONWARD CHAIN
END TERRACE HOUSE
THREE FIRST FLOOR BEDROOMS
DOUBLE GLAZING THROUGHOUT
GAS CENTRAL HEATING
OFF ROAD PARKING FOR MULTIPLE VEHICLES
FULLY ENCLOSED REAR GARDEN
EASY ACCESS TO THE TOWN CENTRE & M5 MOTORWAY
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
IDEAL FIRST TIME/INVESTMENT PURCHASE





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Entrance Hall	Stairs to first floor. Understairs storage cupboard.
Sitting Room	13' 1" x 12' 6" (4.m x 3.8m) Front aspect window. Opening to;
Dining Room	10' 2" x 8' 10" (3.1m x 2.7m) French doors to rear garden.
Kitchen	10' 2" x 9' 6" (3.1m x 2.9m) Side aspect door to garden. Rear aspect window. Space and plumbing for washing machine.
First Floor Landing	Doors to three bedrooms and family bathroom and separate WC. Hatch to loft. Side aspect window.
Bedroom 1	11' 10" x 10' 2" (3.6m x 3.1m) Front aspect window. Built-in wardrobes.
Bedroom 2	11' 2" x 10' 2" (3.4m x 3.1m) Rear aspect window. Built-in wardrobe.
Bedroom 3	8' 2" x 8' 2" (2.5m x 2.5m) Front aspect window. Built-in wardrobe.
Bathroom	7' 7" x 4' 11" (2.3m x 1.5m) Side aspect obscure window. Two piece suite comprising wash hand basin and bath with overhead electric shower. Airing cupboard.
Separate WC	4' 3" x 2' 4" (1.3m x 0.7m) Side aspect obscure window. WC.
Outside	To the front of the property there is off road parking for multiple vehicles. To the rear is a fully enclosed garden laid out patio, gravel and lawn. Outbuilding/Storage.



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GROUND FLOOR



1ST FLOOR



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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Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) 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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