

20 Sunnybank Road, Bridgwater TA6 6JJ £225,000

GIBBINS RICHARDS A
Making home moves happen

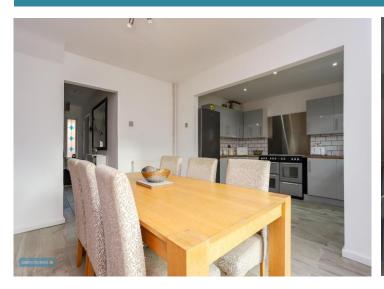
A fantastic refurbished three bedroom mid terrace house with off road parking for multiple vehicles, fully enclosed rear garden warmed via gas central heating and UPVC double glazed throughout. The accommodation comprises in brief; entrance hallway, sitting room, spacious kitchen/dining room, three first floor bedrooms and family bathroom. Externally to the rear is an outbuilding with plumbing for utilities along with shared rear access passage way.

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

Bridgwater's town centre lies within easy walking distance and offers an excellent range of shopping, leisure and financial amenities. Bridgwater itself also provides access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

FULLY REFURBISHED
OFF ROAD PARKING
ENCLOSED REAR GARDEN
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY ACCESS TO THE M5
THREE BEDROOM TERRACE HOUSE
GAS CENTRAL HEATING
FULLY DOUBLE GLAZED
IDEAL FAMILY HOME/INVESTMENT PURCHASE











Entrance Hallway Stairs to first floor.

Sitting Room 13' 5" x 12' 2" (4.1m x 3.7m) Front aspect

window.

Kitchen/Diner Kitchen Area: 11' 6" x 8' 2" (3.5m x 2.5m)

Rear aspect window. Integrated gas hob,

oven.

Dining Area: 9' 10" x 9' 2" (3.m x 2.8m) French doors to rear garden. Boiler

cupboard.

First Floor Landing Bedroom 1

Doors to three bedrooms and bathroom. 13' 5" x 12' 2" (4.1m x 3.7m) Dual front

aspect windows.

Bedroom 2

11' 6" x 8' 6" (3.5m x 2.6m) Rear aspect

window.

Bedroom 3

<u>1</u>0' 2" x 9' 6" (3.1m x 2.9m) Front aspect

window. Wardrobe.

Bathroom

10' 2" x 7' 3" (3.1m x 2.2m) Dual rear

aspect obscure windows. WC, wash hand basin, bath with overhead shower. Heated

towel rail.

Outside

Off road parking to the front. Fully

enclosed rear garden with patio and lawn.

Shared alleyway.

Utility Area

9' 10" x 9' 2" (3.m x 2.8m) Additional storage space. Plumbing for washing

machine. Power and lighting. WC.

**AGENTS NOTE** 

We have been informed that the the solar panels are leased, and further information can be sought via your legal representative.







OUTBUILDING 127 sq.ft. (11.8 sq.m.) approx. GROUND FLOOR 440 sq.ft. (40.9 sq.m.) approx. 1ST FLOOR 513 sq.ft. (47.7 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. Made with Metropix ©2023





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 £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.