



GIBBINS RICHARDS 

20 King Square, Bridgwater TA6 3DJ

£295,000

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Making home moves happen

A spacious and characterful Edwardian three storey town house boasting off road parking, enclosed rear garden and versatile living accommodation. The accommodation includes; impressive hallway, sitting room, separate dining room, kitchen/breakfast room, utility room, downstairs WC, three first floor bedrooms, including en-suite shower room and separate bathroom. Second floor loft bedroom.

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

King Square provides a most historic town centre setting in a sought after central location. The accommodation is in need of some general cosmetic improvement but offers a wonderful opportunity to create a home that can provide a number of uses including home and income, large family home, division into multiple accommodation (subject to necessary consents), conversion to 'B&B' etc.

SUBSTANTIAL EDWARDIAN HOME
PRIME TOWN CENTRE LOCATION
VERSATILE ACCOMMODATION
THREE RECEPTION ROOMS
FOUR BEDROOMS
EN-SUITE SHOWER ROOM
GROUND FLOOR WC & UTILITY
ABOVE AVERAGE FRONT & REAR GARDENS
OFF ROAD PARKING
GAS CENTRAL HEATING



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Entrance Lobby Entrance Hall	Door; Stairs to first floor. Understairs cupboard and cloaks recess.
Sitting Room	16' 1" x 12' 6" (4.9m x 3.8m) With ornate fireplace with living flame gas fire. Secondary glazed bay window to front aspect.
Dining Room Kitchen/Breakfast Room	13' 0" x 10' 2" (3.95m x 3.1m) With access to rear garden. 14' 3" x 10' 5" (4.34m x 3.18m) With built-in oven, recessed gas hob, plumbing for dishwasher unit, door to utility room.
Utility Room	10' 6" x 10' 6" (3.2m x 3.2m) Plumbing for washing machine. Single drainer sink unit. Door to WC and outside.
WC	
First Floor Half Landing Bedroom 3	10' 6" x 9' 9" (3.2m x 2.97m) With recessed wardrobe and airing cupboard. UPVC double glazed window to rear aspect.
Bathroom	Panelled bath, mixer shower attachment, wash basin and WC. UPVC double glazed window.
Main Landing	Understairs storage. Shelved storage cupboard. Stairs continuing to second floor.
Bedroom 2	13' 0" x 10' 6" (3.97m x 3.20m) With fitted wardrobes. Original cast iron fireplace. UPVC double glazed window to rear aspect.
Bedroom 1	13' 11" x 10' 4" (4.25m x 3.15m) With two double fitted wardrobes. Original cast iron fireplace. UPVC double glazed sash window.
En-Suite Shower Room Second Floor Landing Loft Bedroom	With WC, wash basin and shower cubicle. Door to; 15' 1" x 15' 5" (4.6m x 4.7m) reducing to 9' 9" (2.98m). With Velux window and glazed window to front aspect partially over looking Kings Square.
Outside	To the front of the property there is off road parking for two vehicles with a side access and side gate leading through to a fully enclosed rear garden with patio and lawned section. Leading to a timber storage shed.



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GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



2ND FLOOR
249 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA: 1565 sq.ft. (145.4 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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