



GIBBINS RICHARDS

164 Taunton Road, Bridgwater TA6 6BL

£200,000

GIBBINS RICHARDS   
Making home moves happen

**INTERNAL VIEWING A MUST!!** A superbly presented and modernized Victorian home benefiting from quality enlarged re-fitted kitchen. Sitting room, double glazed conservatory, downstairs WC, two first floor bedrooms, large bathroom suite with separate shower enclosure and second floor loft room. Generous size rear garden.

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

This spacious Victorian terrace offers beautifully presented and versatile living space and must be viewed internally to be fully appreciated. The property benefits from a loft bedroom, two first floor bedrooms (both doubles) as well as a superbly equipped kitchen/dining room. The property is located in a convenient level location within easy reach of the town centre. There is an array of local shops nearby, whilst the M5 motorway at Junction 24 is within a short drive which provides excellent commuter links to Bristol and Exeter.

BEAUTIFULLY MODERNISED VICTORIAN HOME  
BEAUTIFULLY FITTED KITCHEN  
TWO RECEPTIONS  
THREE BEDROOMS  
FIRST FLOOR BATHROOM  
GROUND FLOOR CLOAKROOM  
GAS CENTRAL HEATING  
DOUBLE GLAZED WINDOWS  
LONG REAR GARDEN



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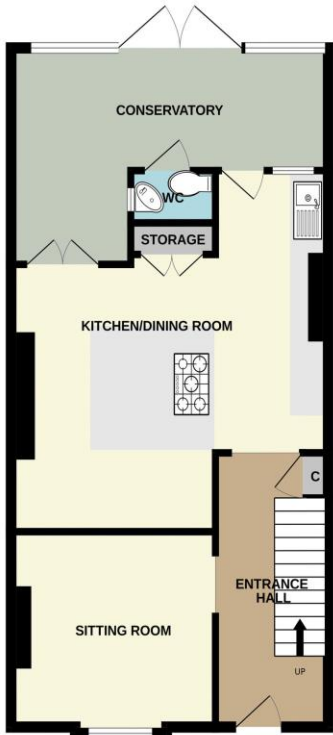
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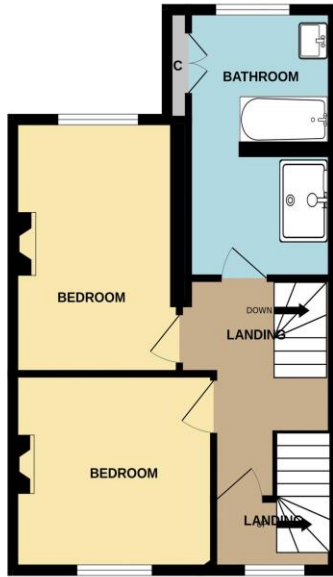
Entrance Hall	Stairs to first floor.
Sitting Room	10' 8" x 10' 2" (3.25m x 3.10m)
Kitchen/Dining Room	16' 9" x 14' 0" (5.10m x 4.26m) reducing to 13' 2" (4.01m) to dining section. The kitchen is most attractively fitted with a comprehensive range of matching floor and wall cupboard units including a central island unit, twin oven and five burner gas hob. Plumbing dishwasher. Access to conservatory.
Conservatory	17' 5" x 10' 5" (5.30m x 3.17m) Door cloakroom.
Cloakroom	WC and wash basin.
First Floor Landing	
Bedroom 2	13' 5" x 8' 7" (4.09m x 2.61m)
Bedroom 3	10' 6" x 10' 5" (3.20m x 3.17m)
Bathroom	13' 10" x 8' 6" (4.21m x 2.59m) Most spacious room with bath, double shower enclosure, WC and wash basin. Airing cupboard containing combination gas boiler.
Second Floor Landing	Velux window.
Loft Bedroom	16' 6" x 14' 10" (5.03m x 4.52m) (maximum) Two velux windows. Eaves storage space.
Outside	Generous size rear garden with gravel sections, lawn area and patio. Store shed. Patio/seating area and tool store.



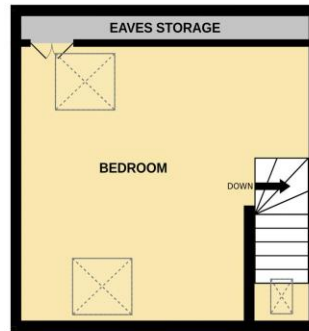
GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



2ND FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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.



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