



15 Wellington Road, Bridgwater TA6 5EX

£205,000

GIBBINS RICHARDS 
Making home moves happen

PERFECT INVESTMENT OR FIRST TIME PURCHASE. A spacious and well presented Victorian home boasting three bedrooms, two reception rooms, downstairs bathroom and long rear garden.

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

This well presented Victorian terrace could make an ideal investment or first time purchase and is presented in good order throughout. The accommodation boasts gas central heating and double glazed windows and comprises; two ground floor reception rooms with the front room currently being utilized as a bedroom. Modern kitchen with built-in appliances, downstairs re-fitted bathroom as well as three good size bedrooms to the first floor. There is a generous size garden to the rear including a large timber storage shed. Wellington Road is located in a central convenient location within walking distance of the train station as well as local shopping facilities in nearby St John Street.

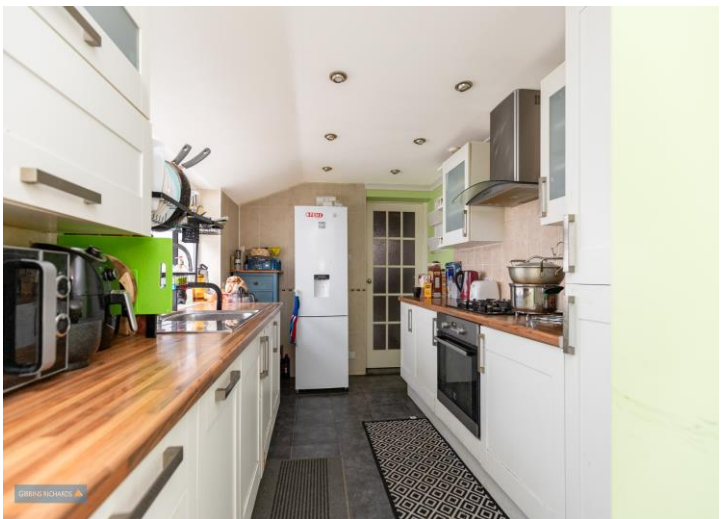
WELL PRESENTED VICTORIAN HOME
TWO RECEPTION ROOMS
RE-FITTED KITCHEN & BATHROOM
THREE FIRST FLOOR BEDROOMS
LONG REAR GARDEN
GAS CENTRAL HEATING
DOUBLE GLAZING
NO ONWARD CHAIN





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Entrance Hall	
Front Reception Room/ Bedroom 4	12' 0" x 10' 5" (3.65m x 3.17m) Two built-in wardrobes.
Rear Reception Room	15' 8" x 12' 8" (4.77m x 3.86m) Open fireplace. Understairs recess.
Kitchen	15' 2" x 7' 10" (4.62m x 2.39m) With built-in appliances to include oven and gas hob, fridge/freezer unit, dishwasher unit, extractor hood. Utility cupboard containing gas fired central heating boiler and plumbing for washing machine.
Bathroom	7' 2" x 5' 9" (2.18m x 1.75m) With 'P' shaped bath with bar mixer shower, vanity wash basin, close coupled WC.
First Floor Landing	Access to loft space.
Bedroom 1	16' 0" x 12' 5" (4.87m x 3.78m) Walk-in storage/wardrobe cupboard.
Bedroom 2	9' 7" x 8' 6" (2.92m x 2.59m) Built-in wardrobes/storage cupboard.
Bedroom 3	12' 8" x 6' 0" (3.86m x 1.83m)
Outside	Generous size rear garden laid to a courtyard, ornamental gravel section, long lawn area, large storage shed. The garden itself is fully enclosed by surrounding fence work.



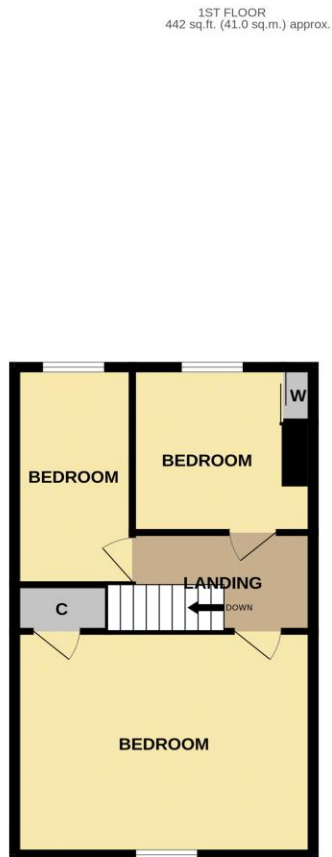
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TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.

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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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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