



13 Liberty Place, Bridgwater TA6 5JF
£149,950

GIBBINS RICHARDS 
Making home moves happen

A charming two bedroom terrace cottage within the heart of Bridgwater. Located within walking distance to the town centre, the property benefits from UPVC double glazing, gas central heating and private enclosed courtyard rear garden. The accommodation comprises in brief; sitting room, hallway, bathroom and kitchen, conservatory, two first floor double bedrooms. To the front there is kerbside parking overlooking Cranleigh Gardens.

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

The property is ideally located within easy walking distance to Bridgwater's town centre. Bridgwater itself provides 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.

Sitting Room 11' 2" x 10' 10" (3.4m x 3.3m) Front aspect window.
 Inner Hallway Leading to kitchen and bathroom.
 Bathroom 5' 3" x 4' 11" (1.6m x 1.5m) White three piece suite comprising low level WC, wash hand basin and bath with overhead shower. Heated towel rail.
 Kitchen 7' 7" x 7' 7" (2.3m x 2.3m) Rear aspect window. Matching eye and low level units with integrated electric oven and hob, space and plumbing for washing machine.
 Hallway Stairs to first floor. Door to conservatory.
 Conservatory 10' 2" x 7' 7" (3.1m x 2.3m) French doors to rear courtyard garden.
 First Floor Landing Doors to two bedrooms.
 Bedroom 1 9' 10" x 8' 10" (3.0m x 2.7m) Front aspect window. Airing cupboard.
 Bedroom 2 8' 2" x 7' 10" (2.5m x 2.4m) Rear aspect window.
 Outside To the rear is a low maintenance courtyard garden laid to patio. Rear access gate.



NO ONWARD CHAIN
 IDEAL FIRST TIME/INVESTMENT PURCHASE
 GAS CENTRAL HEATING
 DOUBLE GLAZING THROUGHOUT
 WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
 PLEASANT FRONT OUTLOOK
 COURTYARD REAR GARDEN
 UNALLOCATED KERBSIDE PARKING
 TWO BEDROOM TERRACE HOUSE



While every effort has been made to ensure the accuracy of the information contained herein, measurements of floor, wall, ceiling and other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide for any prospective purchaser. The services, fixtures and fittings shown have not been tested and the purchaser is to bear responsibility for any error or omission. Please contact the agent for further information.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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.

17 High Street , Bridgwater, Somerset TA6 3BE Tel: 01278 444488
 bw@gibbinsrichards.co.uk www.gibbinsrichards.co.uk