



14 Sussex Avenue, Bridgwater TA6 5NZ
£165,000

GIBBINS RICHARDS 
Making home moves happen

An immaculately presented one bedroom terrace bungalow on the popular 'Bridge Estate' on the east side of Bridgwater. The property benefits from gas central heating, fully double glazed and private enclosed rear garden. The accommodation comprises in brief; entrance hallway, sitting room, inner hallway leading to shower room, bedroom and kitchen.

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

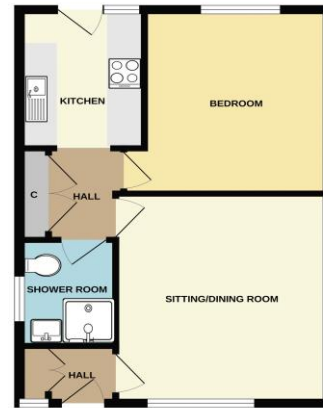
The property is located within walking distance to many local amenities as well as within close proximity to Bridgwater's train station. Bridgwater town itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24.

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| Entrance Hallway | 5' 3" x 4' 3" (1.6m x 1.3m) Front aspect obscure window. |
| Sitting Room | 13' 9" x 11' 2" (4.2m x 3.4m) Front aspect window. |
| Inner Hallway | Doors to bathroom, kitchen and bedroom. Storage cupboards. |
| Shower Room | 6' 7" x 5' 3" (2.0m x 1.6m) Side aspect obscure window. Fitted in a white suite comprising low level WC, wash hand basin, walk-in shower. |
| Bedroom | 11' 6" x 9' 6" (3.5m x 2.9m) Rear aspect window. |
| Kitchen | 8' 2" x 6' 11" (2.5m x 2.1m) Rear aspect window and door to garden. Fitted wall and floor cupboard united. Space and plumbing for washing machine. |
| Outside | Fully enclosed low maintenance rear garden laid to patio. Rear access gate to back lane. |



- NO ONWARD CHAIN
- ONE BEDROOM TERRACE BUNGALOW
- GAS CENTRAL HEATING
- FULLY DOUBLE GLAZED
- WELL PRESENTED THROUGHOUT
- WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
- EASY ACCESS TO THE M5 MOTORWAY
- IDEAL RETIREMENT HOME
- LOW MAINTENANCE HOME
- FULLY ENCLOSED REAR GARDEN

GROUND FLOOR



While every effort has been made to ensure the accuracy of the details contained here, measurements, photos, videos, drawings and floor plans are for information only and should not be relied upon for any legal or financial purposes. The information, photos and videos are for general information only and are not intended to be a substitute for a professional survey. The information, photos and videos are for general information only and are not intended to be a substitute for a professional survey.

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.