



GIBBINS RICHARDS 

23 Provident Place, Bridgwater TA6 7DT

£195,000

GIBBINS RICHARDS 
Making home moves happen

A two double bedroom Victorian terrace house offered for sale with NO ONWARD CHAIN. The property has recently been refurbished and would make an ideal first time/investment purchase. Located within walking distance to the town centre there is unallocated on street parking to the front and garden to the rear. Internally the accommodation comprises in brief; entrance hall, sitting/dining room, kitchen, rear lobby to ground floor bathroom and garden room/utility. To the first floor a landing leads to two double bedrooms. The property is fully UPVC double glazed and warmed by gas central heating.

Tenure: Freehold / Energy Rating: D-64 / Council Tax Band: A

Bridgwater town itself offers 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.

FULLY REFURBISHED
NO ONWARD CHAIN
FULL UPVC DOUBLE GLAZING
MAINS GAS FIRED CENTRAL HEATING
ENCLOSED REAR GARDEN
WALKING DISTANCE TO TOWN CENTRE
TWO FIRST FLOOR BEDROOMS



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Entrance Hall

Sitting/Dining Room 20' 1" x 12' 1" (6.12m x 3.68m)

Kitchen/Breakfast Room 12' 6" x 9' 0" (3.81m x 2.74m)

Rear Lobby Doors to garden room/utility and bathroom. Door to storage cupboard with radiator.

Bathroom 5' 10" x 5' 4" (1.78m x 1.62m)

Garden Room/Utility 7' 7" x 6' 3" (2.31m x 1.90m)

First Floor Landing Hatch to loft.

Bedroom 1 12' 1" x 11' 2" (3.68m x 3.40m) Front aspect window.

Bedroom 2 9' 5" x 8' 6" (2.87m x 2.59m) Rear aspect window.

Outside The rear garden measures approximately - 64' (19.49m) in length by 14' (4.26m) in width. Fully enclosed by timber fencing and block walls. Paved patio area adjoining the property and the majority of the garden is laid to lawn with rear pedestrian access.



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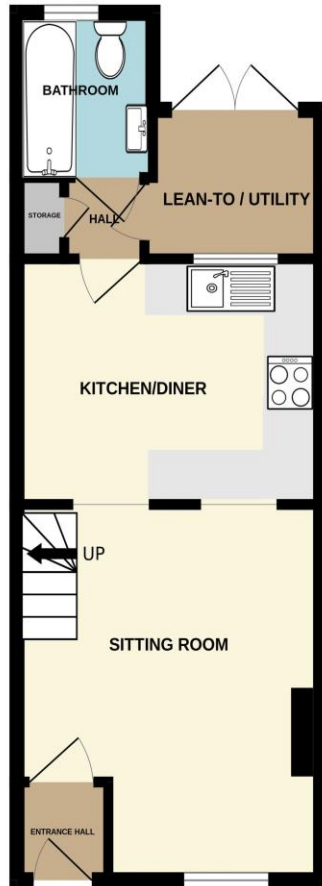


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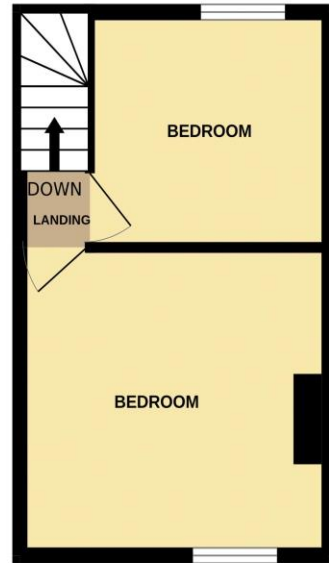


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GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA: 583 sq.ft. (54.2 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.



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.

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