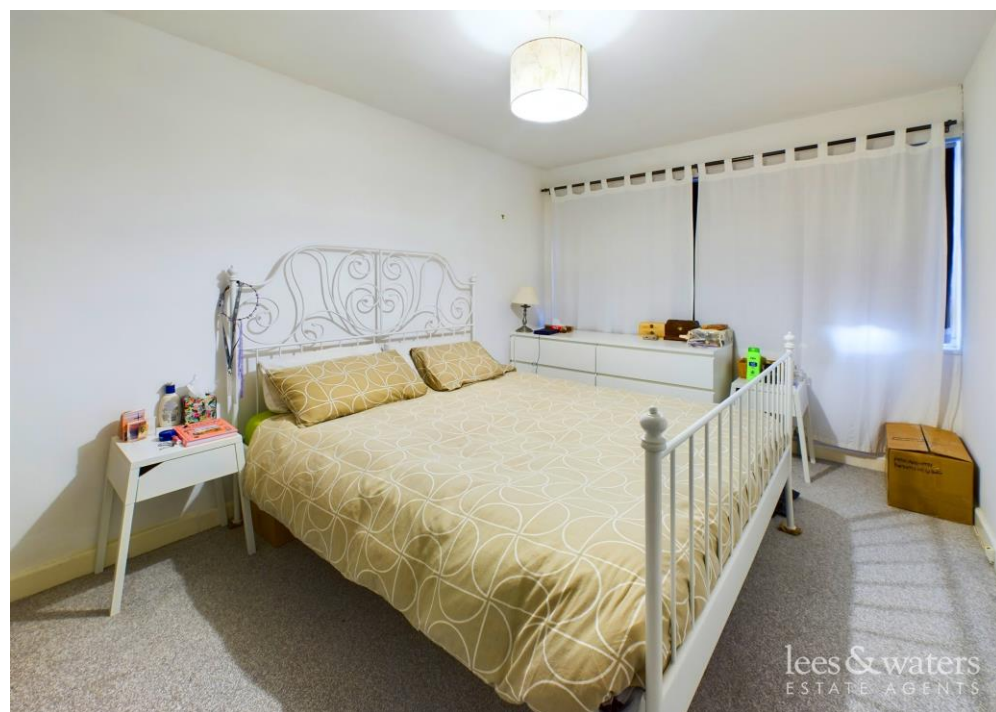


49 Stafford Road, Bridgwater, TA6 5PH

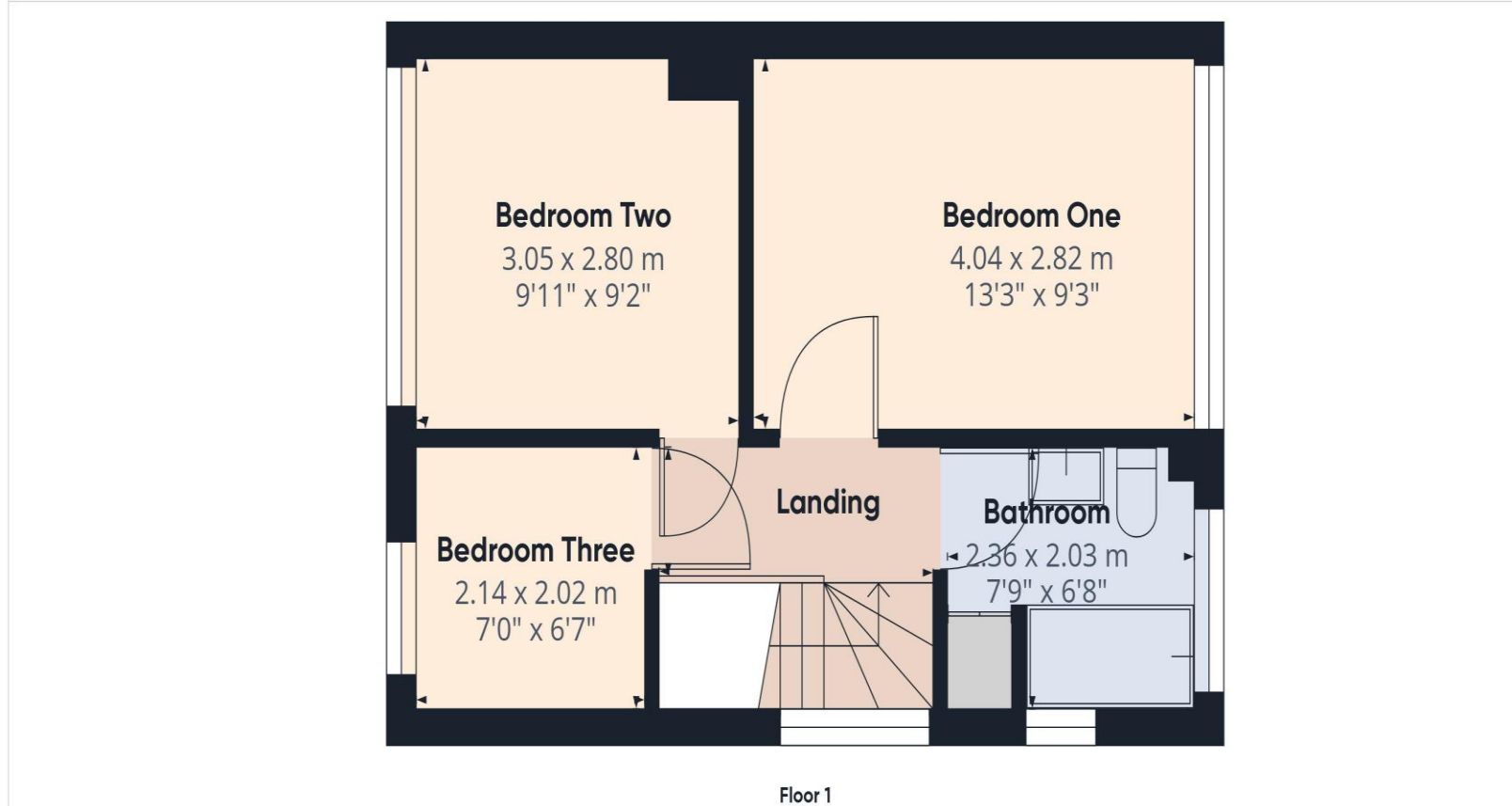
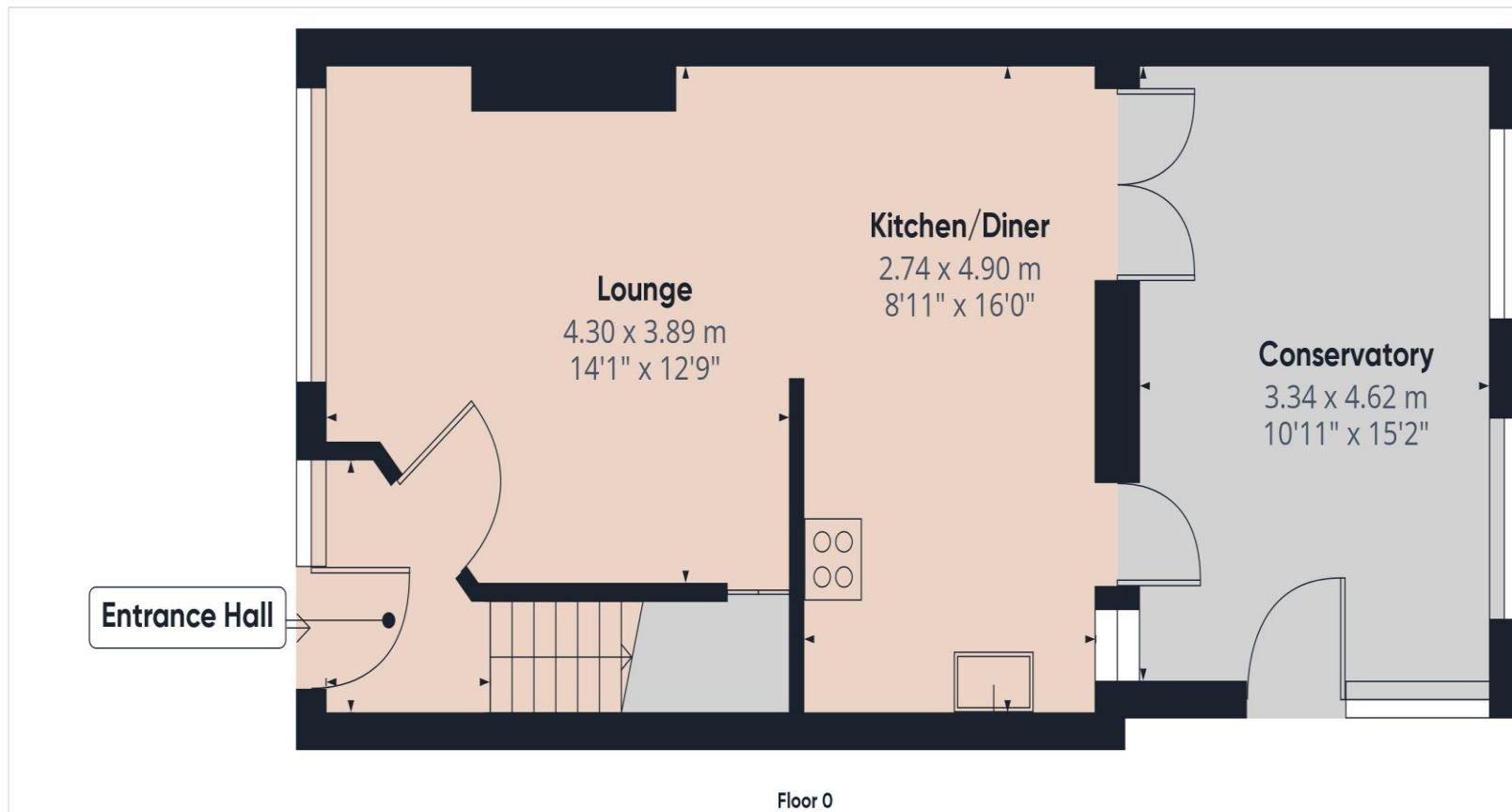
£289,950 - Freehold

Three Bedroom Home With Building Plot | Planning Permission Granted For Additional Two Double Bedroom Home | Existing Property In Good Order | Fully UPVC Double Glazed | Gas Central Heating | Garage & Parking x 2 | Many Local Amenities | Schools & Education For All Ages | Easy Access To M5 | Council Tax Band: B & EPC Rating: TBC









Approximate total area<sup>01</sup>

83.32 m<sup>2</sup>  
896.88 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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## THE PROPERTY

WITH PLANNING PERMISSION GRANTED FOR THE ADDITION OF A TWO BEDROOM DWELLING, this large plot at 49 Stafford Road represents a great opportunity.

At present there is a three bedroom end of terrace property with a large plot, garage and parking for two cars.

The proposed plans/drawings can be seen in the marketing images online and is for a two double bedroom house.

The existing property is fully UPVC double glazed and warmed by a gas central heating system.

Locally there are amenities on Wye Avenue and further amenities can be found on Westonzoyland Road, Parkway and Pollard Road. There is also education for all ages on this side of Bridgwater, right through from Nursery to College years.

Outside there is a low maintenance front garden and a south west facing low maintenance rear garden, laid mostly to grass. There is a gate giving access into the rear garden from the front and a further gate provides access to the parking found at the rear.

The Application Number to be used on Somerset Council's website is 08/23/00301.

### IMPORTANT

Lees & Waters, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.