

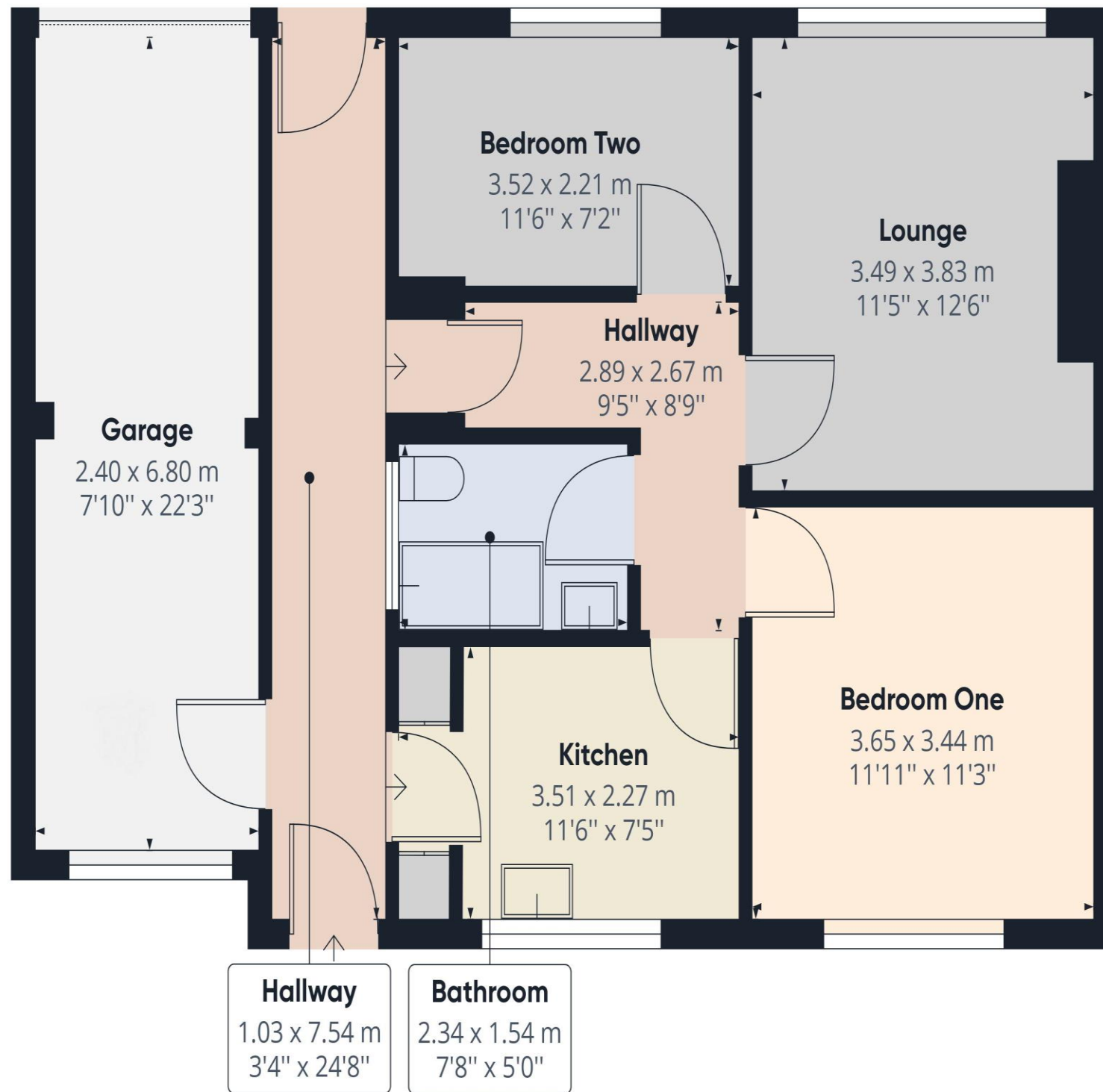


49 Somerset Road, Bridgwater, TA6 5NX

£210,000 - Freehold

No Onward Chain | Garage & Parking | Spacious Rear Garden | Gas Central Heating | Vaillant Boiler Installed October 2018 | Many Local Amenities | Sought After Location | Easy Access From Town Centre | Council Tax Band: B | EPC Rating: TBC





Approximate total area⁽¹⁾
76.18 m²
819.97 ft²

(1) 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

Contact us: 43 High Street, Bridgwater, Somerset, TA6 3BG
01278 418005 | bridgwater@leesandwaters.co.uk | www.leesandwaters.co.uk

THE PROPERTY

AVAILABLE WITH NO ONWARD CHAIN, this two bedroom semi detached bungalow is situated in a sought after position.

Walking distance from the amenities on Wye Avenue and Westonzoyland Road, the bungalow comes with ample parking and a larger than average garage.

There are well proportioned front and rear gardens, which are easy to maintain and mostly laid to stone chippings.

Internally there are two bedrooms, a front aspect lounge, bathroom and a kitchen to the rear aspect, overlooking the rear garden.

The kitchen plays host to the gas fired 'Vaillant' boiler which powers the heating and hot water. The boiler was installed in October 2018.

The garage, which has power & lighting, is accessed from the front or via the covered Hallway off the Kitchen and in through the side door.

There is a mix of aluminium and UPVC window frames, all of which are double glazed.

This is a lovely bungalow. It requires updating but it's well situated on a development where there is ample parking.

Please note that probate has not yet been granted but we have been advised to start marketing by the solicitor involved. The gas fire to the lounge has been condemned but there is a radiator under the window.

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.