

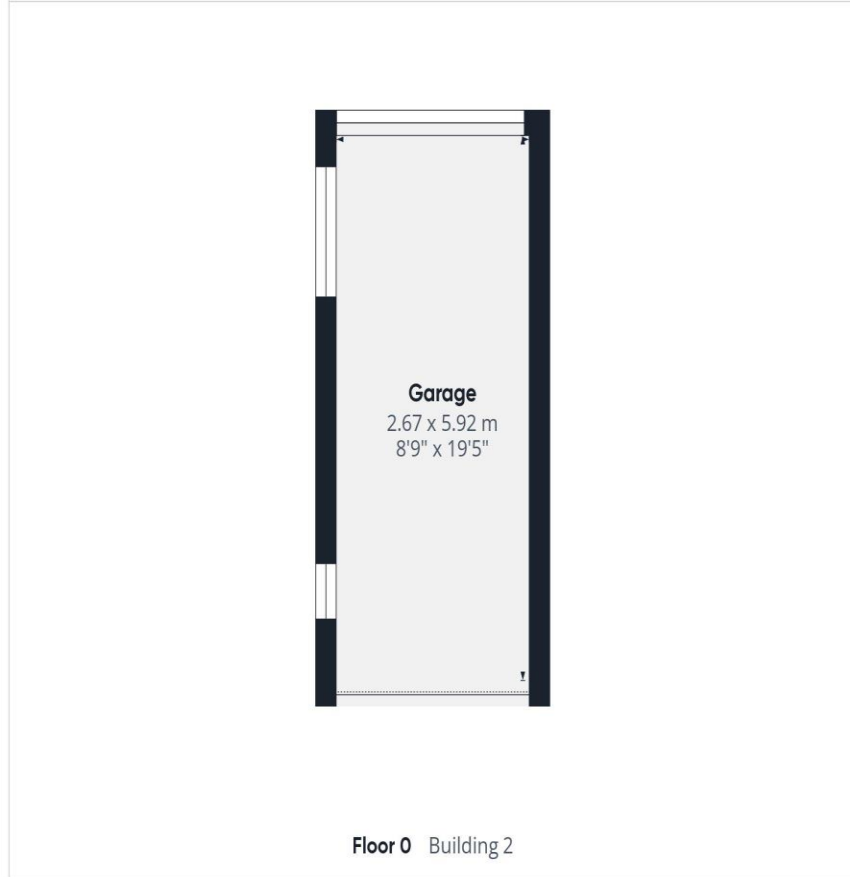
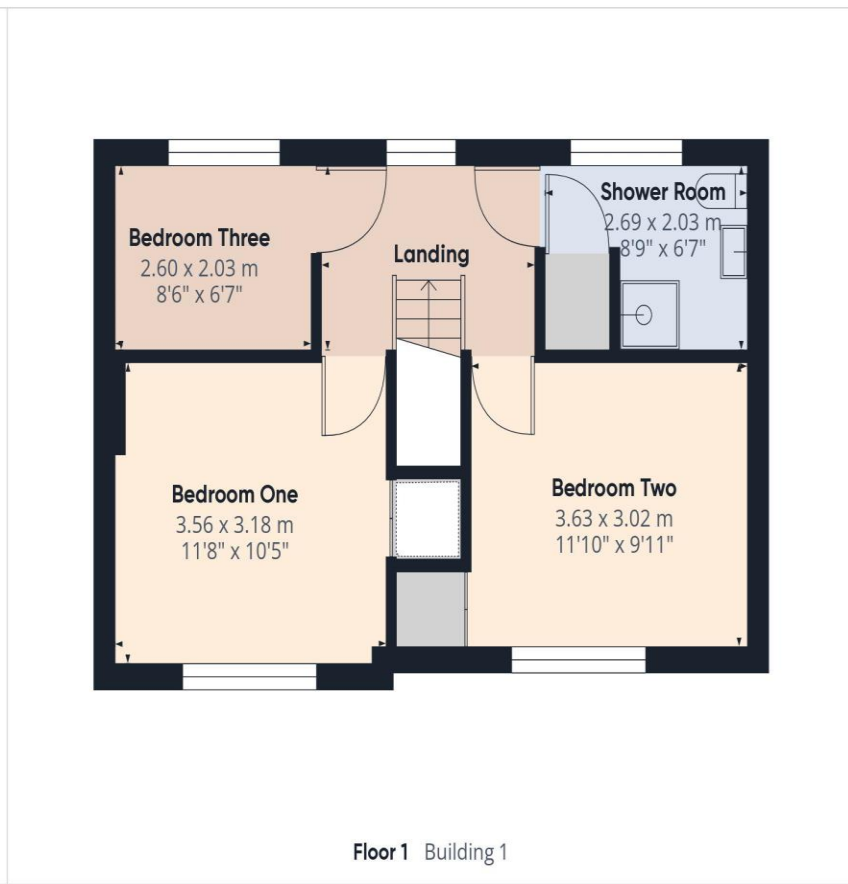
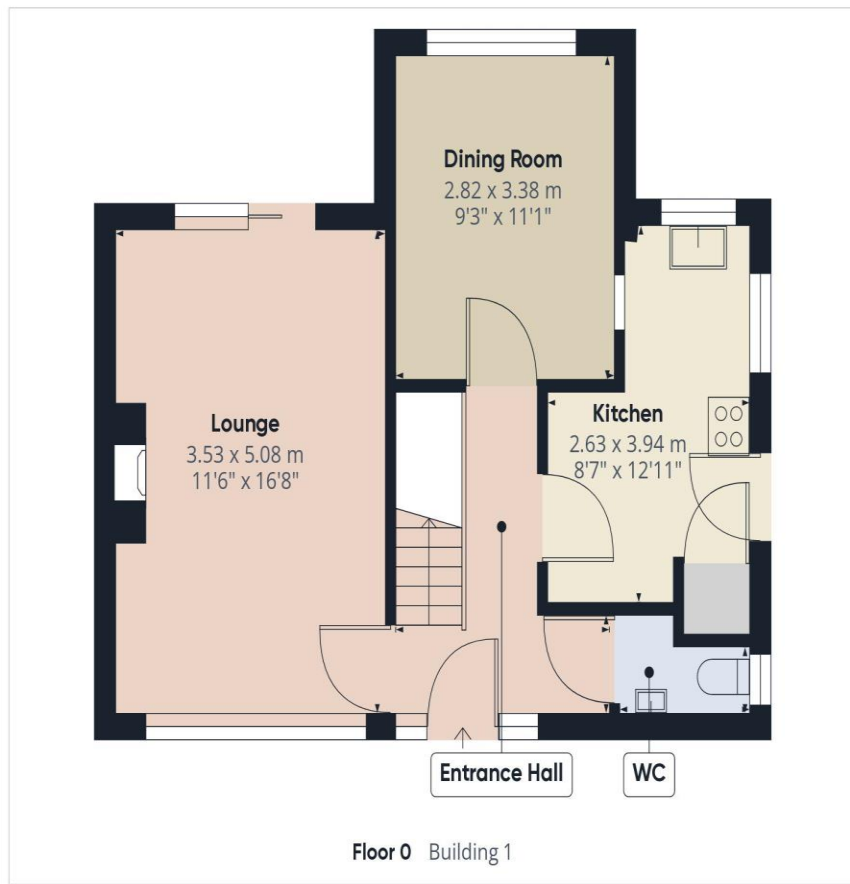


16 Willoughby Road, Bridgwater, TA6 7LY

£260,000 - Freehold

No Onward Chain | Three Bedrooms | Two Reception Rooms | Family Bathroom & Ground Floor WC | Gas Central Heating |  
UPVC Double Glazed Windows & Doors | Garage With Cellar & Off Road Parking | Mostly West Facing Rear Garden | Local Amenities & Schools |  
Council Tax Band: C & EPC Rating: TBC





Approximate total area<sup>(1)</sup>  
 101.3 m<sup>2</sup>  
 1090.4 ft<sup>2</sup>

(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

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## THE PROPERTY

Available with NO ONWARD CHAIN, this property comes with TWO RECEPTION ROOMS, plus a GARAGE and PARKING. Interestingly the garage has a cellar which can be accessed via the potting shed.

Consequently, there is good storage space outside, accessed from the predominantly west facing rear garden.

Internally there are two reception rooms, each with views over the rear garden and the kitchen, again with views over the garden and a useful door to the driveway.

Completing the ground floor accommodation is the cloakroom.

To the first floor are the three bedrooms and shower room.

Built in 1958 the property is now fully UPVC double glazed and is warmed by a gas central heating system. There is a well insulated loft with light and all curtains and blinds can stay.

Back outside it is worth noting that the garage, cellar and potting shed all have power and light.

Locally there is good schooling near-by and a shop on Dunkery Road. Bridgwater's town centre is within walking distance or a would be a short 7-8 minute drive away.

### 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.