



2 Canal View, Old Taunton Road, Bridgwater TA6 3NS

£245,000

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Making home moves happen

A three bedroom semi-detached bungalow in need of up-dating and situated on the historic Bridgwater Canal. The property is within walking distance to local shops and amenities. The accommodation comprises in brief; entrance hallway, sitting room, sun lounge, dining room, kitchen, three bedrooms and wet room. Front and rear gardens with shed/utility and single garage.

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

The property is situated within walking distance to the town centre. Bridgwater 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 together with a mainline intercity railway station.

NO ONWARD CHAIN
OIL CENTRAL HEATING
UP-DATING REQUIRED
SINGLE GARAGE
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
THREE BEDROOM SEMI-DETACHED BUNGALOW
DOUBLE GLAZED
WET ROOM





Entrance Hall

Leading to sitting room, dining room, kitchen, three bedrooms and wet room. Hatch to loft with ladder. Storage cupboards.

Sitting Room

14' 6" x 13' 4" (4.42m x 4.06m) Front aspect window.

Sun Lounge

13' 4" x 10' 5" (4.06m x 3.17m) Side aspect window. Front aspect sliding patio doors.

Bedroom 1

12' 4" x 11' 6" (3.76m x 3.50m) Rear aspect window. Shower enclosure with electric shower.

Bedroom 2

12' 8" x 8' 9" (3.86m x 2.66m) Front aspect window looking into sun lounge.

Bedroom 3

9' 9" x 7' 2" (2.97m x 2.18m) Front aspect window looking into sun lounge.

Wet Room

7' 9" x 5' 8" (2.36m x 1.73m) Dual rear aspect obscure windows. Low level WC, wash hand basin, walk-in shower, heated towel rail.

Dining Room

12' 0" x 8' 4" (3.65m x 2.54m) Side aspect window.

Kitchen

12' 5" x 8' 5" (3.78m x 2.56m) Rear aspect window. Side door leading into the garden. Front and rear gardens.

Outside Shed/Utility

7' 1" x 5' 5" (2.16m x 1.65m) with power and lighting. Plumbing for washing machine.

Garage

20' 2" x 8' 3" (6.14m x 2.51m) Mains power and lighting. Up and over garage door. (Accessed via a rear lane)





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 a legal obligation to check the title documents and is advised to obtain confirmation from their decision maker as to the accuracy of the information provided. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. A payment benefit of not more than £250 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.



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