



GIBBINS RICHARDS 
Making home moves happen

69 Marina Row, Colley Lane,, Bridgwater TA6 5JW
£189,950

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A deceptively spacious terrace home benefitting from a useful sun room addition, converted loft room and garage to rear. The accommodation in brief comprises; entrance hall, downstairs cloakroom, fitted kitchen, sitting room, sun room, two first floor bedrooms and shower room, second floor attic room and bathroom. Enclosed gardens, garage to rear.

Tenure: Freehold / Energy Rating: E / Council Tax Band: A

This spacious extended home could ideally suit first time buyers or investors alike and offers great scope for further enhancements. At present the accommodation is laid out with kitchen to front, sitting room and spacious sun room/conservatory which provides access to a low maintenance rear garden with direct access to a garage with light and power supply. To the first floor there are two double bedrooms as well as a useful shower room, whilst a fixed staircase leads to a useful converted attic room with bathroom. There is further potential to create an off road parking space to the front. The property is located in a convenient position within walking distance of the town centre itself which provides a host of shopping, leisure and cultural facilities as well as being within easy access to the railway station as well as the M5 motorway.

SPACIOUS TERRACE HOME
LARGE SUN ROOM ADDITION
CONVERTED LOFT SPACE
GARAGE
POTENTIAL FOR OFF ROAD PARKING TO FRONT
OWNED SOLAR PANELS
WALKING DISTANCE OF TOWN CENTRE



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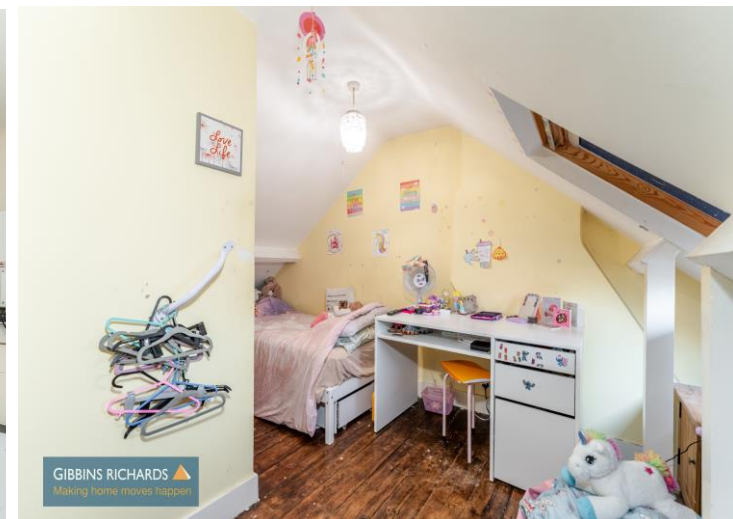
Entrance Hall	Stairs to first floor.
Cloakroom	WC and wash hand basin.
Kitchen	9' 8" x 8' 2" (2.94m x 2.49m) which incorporates a 'Vaillant' gas fired combination boiler.
Sitting Room	13' 10" x 11' 0" (4.21m x 3.35m) with mock fireplace, opening to;
Sun Room/Conservatory	16' 6" x 10' 10" (5.03m x 3.30m) insulated roof and access to garden.
First Floor Landing	Airing cupboard.
Bedroom 1	13' 10" x 11' 0" (4.21m x 3.35m) reducing to 8' 0" (2.44m) wide in part. Fitted wardrobes.
Bedroom 2	9' 10" x 7' 8" (2.99m x 2.34m)
Shower Room	6' 0" x 3' 10" (1.83m x 1.17m) incorporating a shower enclosure, wash hand basin and WC.
Second Floor	
Bathroom	5' 2" x 5' 6" (1.57m x 1.68m)
Loft Room	15' 10" x 8' 6" (4.82m x 2.59m) reducing to 5' 2" (1.57m) wide in part. Velux window.
Outside	Enclosed garden to front. To the rear is a fully enclosed garden with gravel and patio sections with door to garage.
Garage	17' 2" x 14' 0" (5.23m x 4.26m) Light and power.



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17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk