



Devonshire Street – £123,500 Leasehold

Linda Saunders | Estate Agents



6 Devonshire Street  
Bridgwater  
TA6 5ER

Linda Saunders Estate Agents is pleased to bring to market this typically arranged terraced property situated close to the town centre and other local amenities.

The accommodation briefly comprises; lounge and separate dining room with archway to the kitchen extension to the ground floor and two bedrooms and a bathroom to the first.

The property further benefits from PVCu double glazing where specified, gas central heating and fully enclosed garden which is relatively private. Viewing is highly recommended as the property is certain to attract a lot of interest to both investors and first time buyers alike. The property is available with no onward chain.

**ACCOMMODATION** (All sizes are approximate)

**Entrance Via:** PVCu door with obscure double glazed insert to lobby, further glass panel door to passageway with stairs rising to the first floor.

**Lounge:** 09'05" x 09'05" maximum measurements into recess. PVCu double glazed window to front aspect, dado rail, radiator and laminate flooring.

**Dining Room:** 12'07" x 11'05" maximum measurement into recess, radiator, archway to kitchen, feature

fireplace, dado rail and coving, radiator and carpet as fitted.

**Kitchen:** 12'03" x 08'05". Fitted with a range of base units with roll top work surfaces over, one and a half bowl sink and drainer with mixer taps over, tiles to splash back areas, spaces for cooker, fridge freezer and washing machine. PVCu double glazed window to rear aspect, PVCu double glazed half panel door to rear aspect, wall mounted boiler, radiator and carpet as fitted.

**Bathroom:** PVCu obscure double

glazed window to rear aspect, fitted white three piece suite comprising; low level WC, pedestal wash hand basin, panelled bath with electric shower over, fully tiled walls, radiator and tile effect vinyl flooring.

**Landing:** Loft hatch and carpet as fitted.

**Bedroom 1:** 12'09" x 09'06" maximum measurements into recess. PVCu double glazed window to front aspect, radiator and carpet as fitted.

**Bedroom 2:** 06'04" x 08'06"

maximum measurement into recess. PVCu double glazed window to rear aspect, radiator, and carpet as fitted.

## **OUTSIDE**

Enclosed by timber fencing the rear of the property is laid to lawn and patio.

**Please Note:** These are preliminary details and are awaiting approval from our Vendor.

**EPC Rating:** D 63

These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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### OFFICE OPENING HOURS

Mon – Fri 9.00 – 5.00pm, Saturday 9.00 – 12.00pm

Website: [www.lindasaunders-estateagents.co.uk](http://www.lindasaunders-estateagents.co.uk) E-mail: [hotproperty@lindasaundersestateagents.co.uk](mailto:hotproperty@lindasaundersestateagents.co.uk)

### FREE Market Appraisal

If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

### VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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