



St John Street –£175,000 Freehold

Linda Saunders | Estate Agents



## 145 St John Street Bridgwater TA6 5JA

We are pleased to offer for sale this well proportioned and three bedroom terrace home in need of some updating. The property is conveniently situated in a popular residential area close to local schools and shops and provides easy access to the M5 motorway network and the mainline train station.

The property briefly comprises; fitted kitchen, bathroom, lounge and dining room to the ground floor and three good-sized bedrooms to the first. The property further benefits from gas central heating and PVCu double glazing. There is a good-sized level garden with patio, lawned and seating areas. The property has fire doors and therefore could be suitable for use as an HMO. An early inspection is advised.

**ACCOMMODATION** (All measurements are approximate)

**Entrance Hall:** Hardwood double glazed main door into entrance vestibule, further glazed door to inner hallway.

**Front Reception Room:** (3.161m x 3.912m). PVCu double glazed window to front aspect, due to the versatile nature of the property this room could be a dedicated dining room, second lounge area or indeed a fourth bedroom, radiator, and carpet as fitted.

**Kitchen:** With a range of matching floor and wall mounted cupboards with stainless steel sink and drainer unit inset into work surfaces. Space and plumbing for automatic washing machine, tumble dryer, fridge/freezer and cooker, extractor over, radiator, and tiled flooring.

**Bathroom:** PVCu double glazed window to rear aspect, fitted white suite comprising panel bath with electric shower over, tiling to walls, wash hand basin, and low level WC, radiator, and tiled flooring.

**2nd Reception Room:** (5.170m x 4.725m). PVCu double glazed French doors to rear aspect opening onto the garden, of a good size it can double up as a lounge/diner, stairs to first floor, radiator and carpet as fitted.

**Master Bedroom:** (5.022m x 3.192m) PVCu double glazed window to front aspect, built-in wardrobe, radiator, and carpet as fitted.

**Bedroom 2:** (3.52m x 2.254m). PVCu double glazed window to rear aspect and overlooking the garden, radiator and carpet as fitted.

**Bedroom 3:** (3.507m x 2.588m). PVCu double glazed window to rear aspect providing similar outlook to bedroom 2, radiator and carpet as fitted.

### **OUTSIDE**

To the front of the property are on street road parking spaces. The rear garden is level with patio, lawn and seating areas.

**Please Note:** These are preliminary particulars as we are awaiting their approval from our vendor.

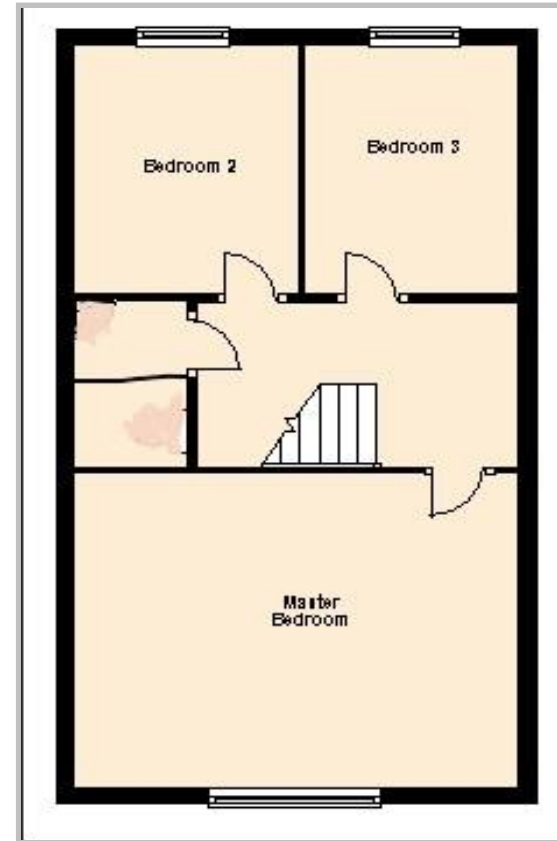
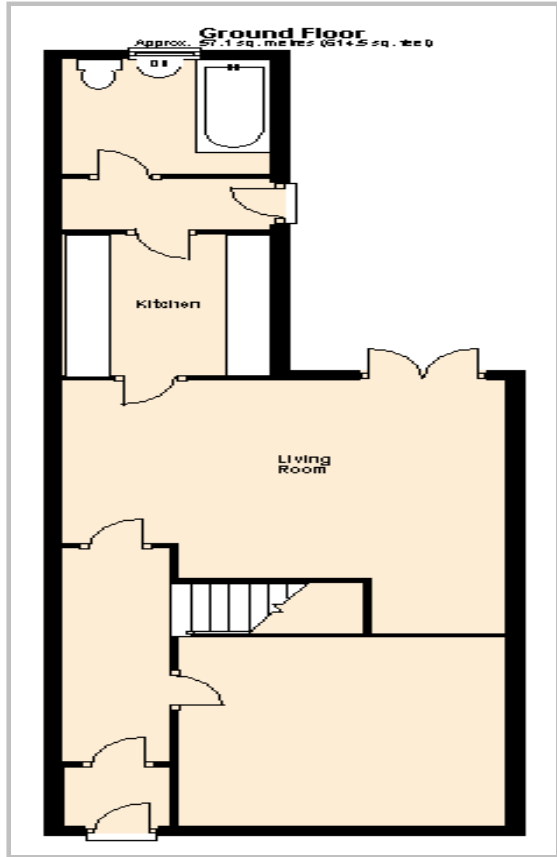
Council tax band: **A**

Local authority reference number **6607501450**

EPC Rating: **D 62**

Mains drainage, water and electric and gas.

**Agents Notes:** The property is currently tenanted and is being offered with the tenant in situ. He is on an AST and paying £700 per month.



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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**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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