

  
*Natasha Howarth*  
ESTATE AGENTS



**27 Sully Close, Bridgwater, TA6 4YB**

**£128,000**

A fantastic opportunity to acquire this well-proportioned one double bedroom back-to-back house, situated within the well-established Polden Meadows development. Offering excellent potential for improvement and modernisation, the property would make an ideal first-time purchase, investment opportunity or downsize home. The accommodation comprises a lounge, kitchen, double bedroom and bathroom, and benefits from gas heating and double glazing throughout.

Externally, the property enjoys a garden, accessed via a pathway to the rear, together with off-road parking to the front and is available with NO ONWARD CHAIN. Sully Close is conveniently positioned close to a range of local amenities including a Tesco Express, takeaways, beauty salons and the popular Bower Inn. Bridgwater town centre is also within easy reach, offering a wider selection of shopping, leisure and transport facilities.

Although the property would benefit from a programme of cosmetic updating and modernisation, it presents an excellent opportunity for a purchaser to create a home to their own taste and specification.

For an appointment to view please contact the vendors sole agent.

## ENTRANCE

Via double glazed front door to:

## LIVING ROOM

Double glazed window to rear aspect. Gas heater, stairs rising to first floor and opening to kitchen.

## KITCHEN

Double glazed window to rear aspect. Fitted with a range of matching wall, base and drawer units with roll top work surfaces over and sink and drainer unit inset. Freestanding cooker to remain, space for fridge/freezer, space for dishwasher, space and plumbing for washing machine. Wood effect flooring.

## LANDING

Airing cupboard housing the water tank. Doors to the bedroom and bathroom.

## BEDROOM

Double glazed window to rear aspect. Built in cupboard. Gas heater.

## BATHROOM

Obscure rear aspect double glazed window. Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled WC with push button flush. Partially tiled walls

## EXTERIOR

### PARKING

To front of property for one vehicle.

### GARDEN

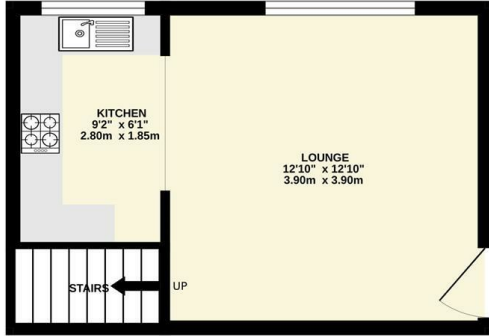
To the rear of the property is a small pathway leading to the garden. Shed to remain.

## SERVICES

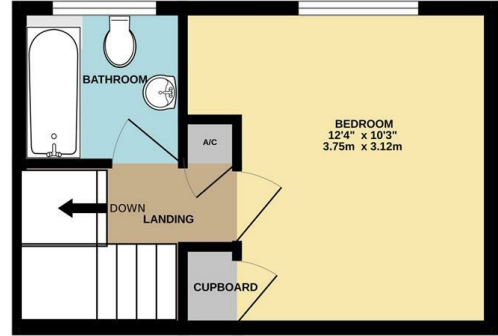
Mains electricity, gas, water & drainage.

# Floor Plan

GROUND FLOOR



1ST FLOOR

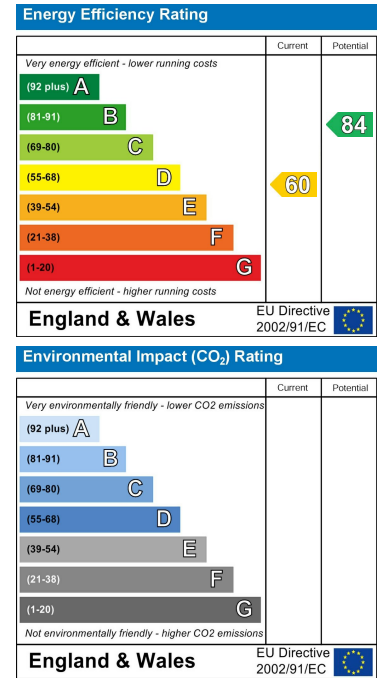


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller.