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ESTATE AGENTS



54 Griffen Close, Bridgwater, TA6 3US

£160,000

A great opportunity to acquire this FREEHOLD two-bedroom coach house, pleasantly situated in Griffen Close on the northern outskirts of Bridgwater.

Offering well-proportioned accommodation and the added benefit of its own private entrance and garage, the property represents an ideal opportunity for first-time buyers, investors or those looking for a home they can put their own stamp on. The double-glazed and centrally heated accommodation briefly comprises a spacious lounge/diner, kitchen, two double bedrooms and bathroom, together with the garage below.

With its FREEHOLD tenure, practical layout and good-sized accommodation, this is a property well worth viewing to appreciate everything it has to offer.

For further information or to arrange a viewing, please contact the vendors' sole agents.

ENTRANCE

Double glazed door to:

ENTRANCE HALL

Stairs rising to first floor.

LOUNGE

Double glazed windows to front aspect. Feature fireplace with electric fire inset. Radiator. Opening to:

KITCHEN

Rear aspect double glazed window. Fitted with a range of matching wall, base and drawer units with work surfaces over and stainless steel sink and drainer unit inset. Built in appliances to remain including oven, hob and extractor fan. Space and plumbing for washing machine, space for fridge freezer, radiator.

BEDROOM ONE

Front aspect double glazed window. Radiator.

BEDROOM TWO

Front aspect double glazed window. Built in wardrobe, radiator.

BATHROOM

Obscure side aspect double glazed window. Fitted with a three piece suite comprising panelled bath with shower attachment over, vanity wash hand basin and close coupled WC with push button flush. Radiator.

HALLWAY

Rear aspect double glazed window, airing cupboard, storage cupboard. Access to lounge, bedrooms and bathroom. Radiator.

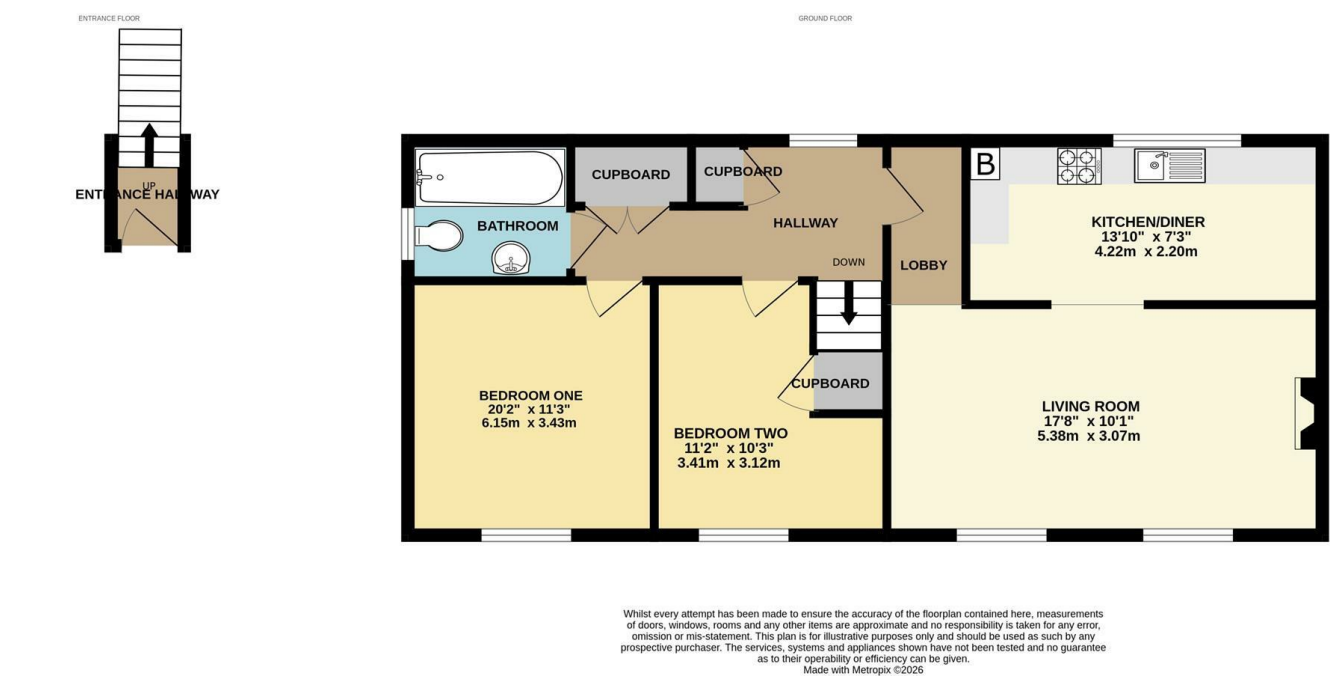
GARAGE

Single garage accessed via up and over door to front with power and light connected and useful storage cupboard.

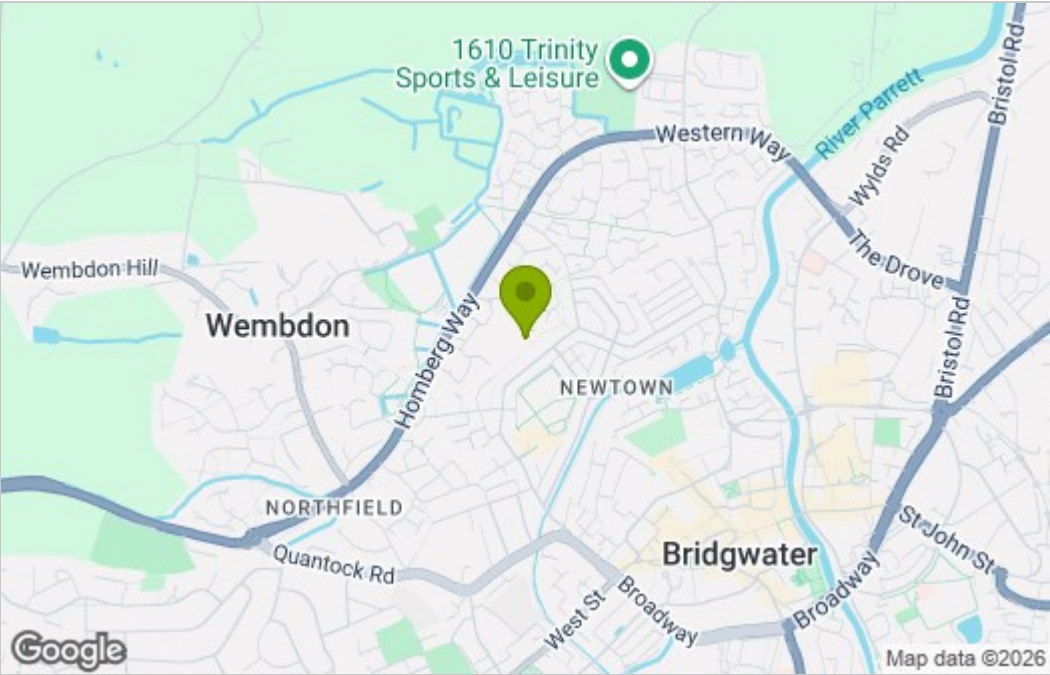
SERVICES

Mains gas, electricity, water, drainage.

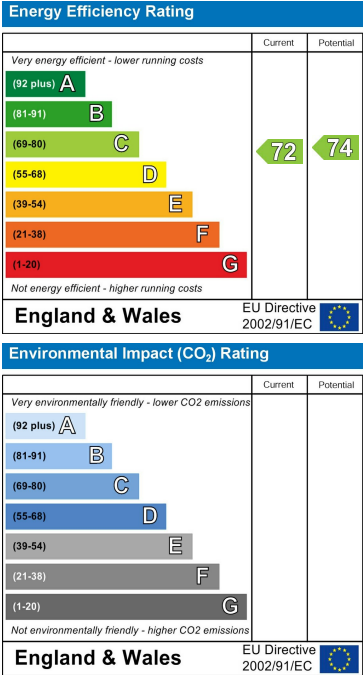
Floor Plan



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.