Natasha Howarth

ESTATE AGENTS









3 Marina Row Colley Lane, Bridgwater, TA6 5JW

£160,000

We are pleased to offer for sale this well-presented, two-bedroom mid-terraced house, ideally situated just off Colley Lane and conveniently located for access to both the town centre and mainline railway station. Offered for sale with no onward chain, the property presents an excellent opportunity for first-time buyers, investors and owner-occupiers alike.

Benefiting from double glazing and central heating, the accommodation briefly comprises an entrance hallway, ground floor WC, fitted kitchen and a spacious living room. To the first floor are two bedrooms and a family bathroom.

Externally, the property benefits from a generously sized rear garden and the added advantage of off-road parking to the rear.

Early viewing is highly recommended to fully appreciate the accommodation and convenient location on offer. For further information or to arrange a viewing, please contact the vendor's sole selling agent.

ENTRANCE
Via double glazed door to:

ENTRANCE HALLWAY
Stairs rising to first floor. Doors to lounge and WC, opening to the kitchen.

WC
Double glazed obscure window to front aspect. Fitted with a WC.

KITCHEN
Front aspect double glazed window. Fitted with a range of matching wall, base and drawer units with roll top work surfaces over and stainless-steel sink and drainer unit inset. Integrated oven and hob with chimney style extractor over. Space and plumbing for washing machine, space for fridge/ freezer. Tiled splashbacks. Boiler mounted on the wall.

LOUNGE
Double glazed French doors to the garden. Storage cupboard. Radiator.

LANDING
Doors to bedrooms and bathroom. Loft hatch.

BEDROOM ONE
Front aspect double glazed window, built in storage cupboard. Radiator.

BEDROOM TWO
Rear aspect double glazed window, radiator.

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

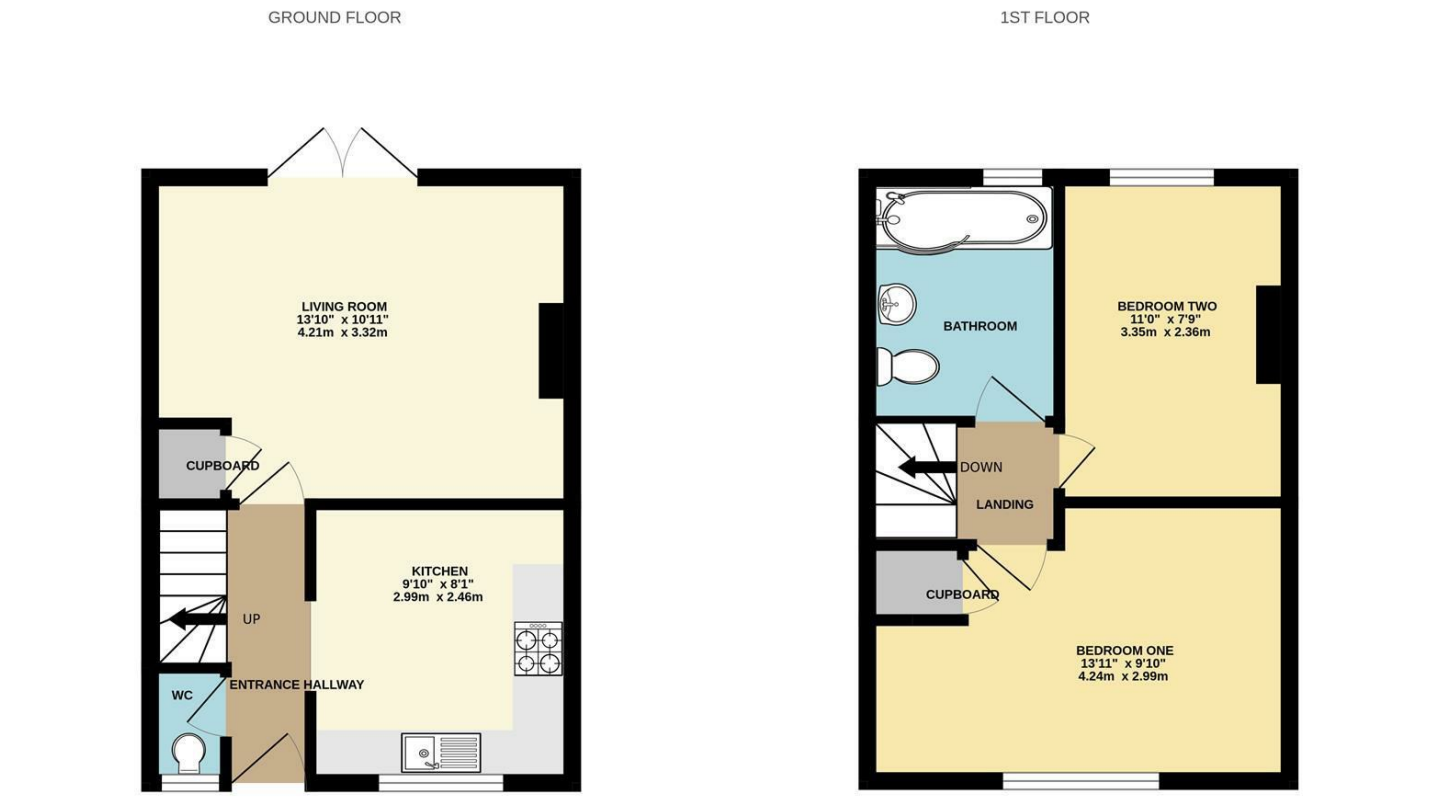
EXTERIOR

REAR GARDEN
Enclosed by timber fencing. Mainly laid to lawn with patio adjacent to the property. Timber shed to remain. Pathway to parking area.

PARKING
To the rear of the property accessed via rear lane.

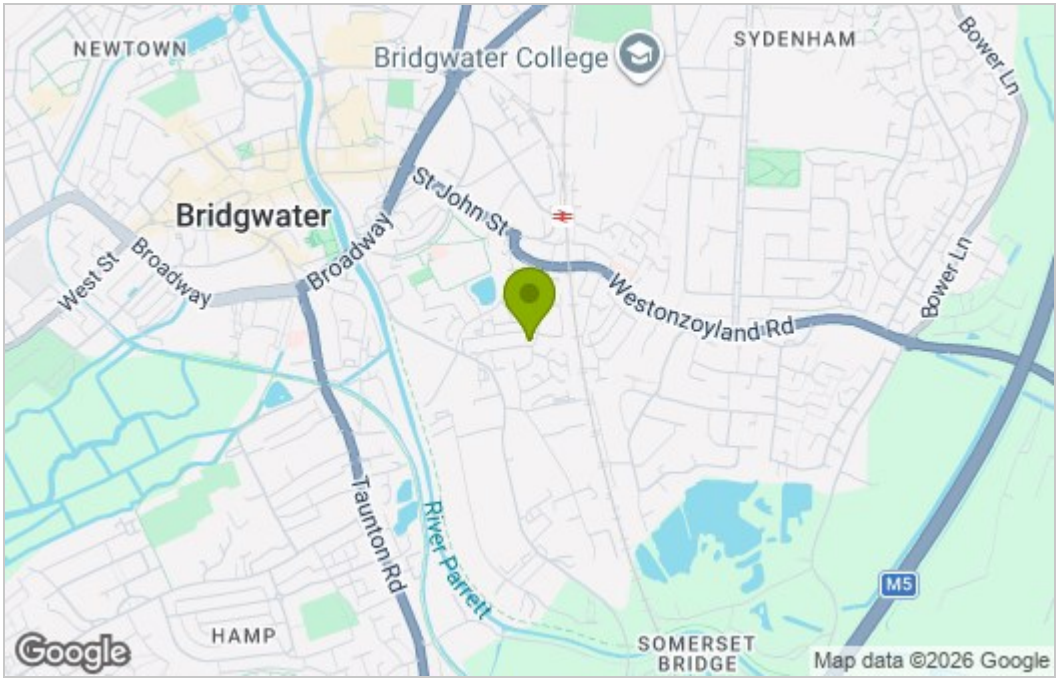
SERVICES
Mains gas, electricity, water and drainage.

Floor Plan

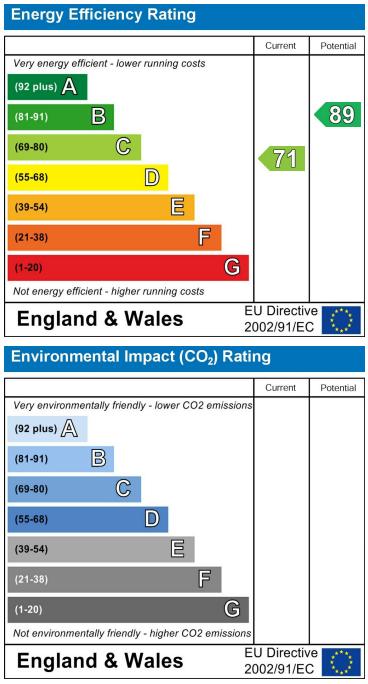


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

The Property Ombudsman
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