

Blacklands
Bridgwater
TA6 3EY




JOSEPH CASSON
the estate agency your home deserves



**JOSEPH
CASSON**
estate agency



£189,950

NO ONWARD CHAIN. Situated in a convenient residential street close to Bridgwater town centre, this charming three-bedroom period property offers spacious accommodation and excellent potential for improvement.

In need of modernisation throughout, the property presents an ideal opportunity for buyers looking to create a home tailored to their own tastes and requirements.

The first floor comprises three well-proportioned double bedrooms, while the ground floor benefits from two reception rooms, a kitchen, and a bathroom.

Offering plenty of character and generous living space, this traditional terraced home is ideally located for easy access to local amenities, schools, and transport links.

Available with no onward chain, an internal viewing is highly recommended to fully appreciate the accommodation, potential, and convenient location on offer.

ACCOMODATION

This double glazed, gas centrally heated traditional terraced home briefly comprises: entrance, hallway, lounge, dining room, kitchen and a bathroom to the ground floor. Arranged on the first floor and accessed from a spacious landing are three bedrooms. Externally, there is small front garden and an enclosed rear garden.

LOCATION

Only a few moments away from Northgate Yard Leisure complex and a short distance from the town centre, this property is ideally positioned close to a wide range of amenities and further benefits from excellent transport links to the M5 motorway and mainline rail link. A short distance to the West is the Quantock Hills, an Area of Outstanding Natural Beauty.

ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: None.

EPC Rating: TBC

Council Tax Band: B

UTILITIES

Water supply: Mains

Sewerage: Mains

Electricity Supply: Mains

Mains Gas Supply: Yes

Central Heating: Yes - Gas

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

PROPERTY IS UNREGISTERED.

Please be aware that this property is currently unregistered with HM Land Registry. However, the seller's solicitors hold a copy of the title deeds and supporting documentation relating to ownership.

Purchasers and their legal representatives should satisfy themselves regarding the title, together with any rights, covenants, restrictions, or other matters affecting the property. Any requirements relating to first registration with HM Land Registry will be dealt with as part of the conveyancing process where appropriate.

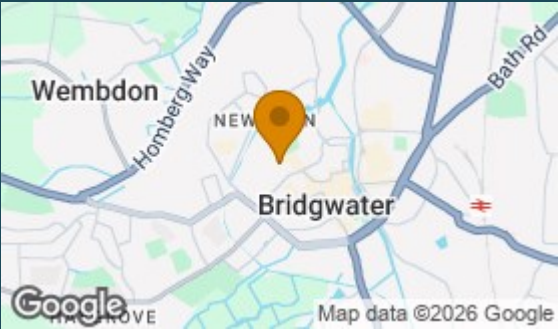
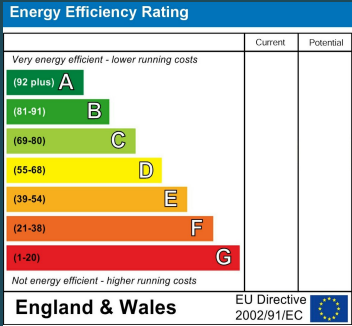
Prospective purchasers are advised to discuss this matter with their conveyancer before proceeding.





Council Tax Band

B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Joseph Casson Estate Agency -
Bridgwater
1 Friarn Lawn
Bridgwater
Somerset
TA6 3LL

Contact
01278258005
office@josephcasson.co.uk
www.josephcasson.co.uk



JOSEPH CASSON

the estate agency your home deserves