

# Pelham Court

Bridgwater, TA6 4UL

COOPER  
AND  
TANNER



## £205,000 Freehold

This three bedroom mid-terraced house is perfect for first time buyers and/or investors. Situated within a quiet cul-de-sac on the much sought after Bower Development, just a short distance from both the town centre and junction 23 and the connecting motorway. Offered to the market with no onward chain!

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 3  1  1 EPC C

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### WALKTHROUGH

Upon entering the property, you're welcomed into the hallway with stairs rising to the first floor. To the front of the property is the living room with a large front aspect view and under stairs storage. From here is access to the kitchen diner with patio doors to the rear garden. The kitchen is a Howdens fitted kitchen with integrated electric oven and gas hob with extractor fan and space for a washing machine and standalone fridge freezer.

To the first floor there are three good sized bedrooms, two of which are doubles and the third could be used as a home study. All three bedrooms benefit from a family bathroom comprising of bath with overhead, electric shower, WC and wash hand basin.

### OUTSIDE

The rear garden is mostly laid to lawn with a small patio area and there is a rear gate for rear access. The front garden is mostly gravelled with pathway leading to the front door. There is parking for one car and ample on road parking.

### SERVICES

Mains gas, electric, water and drainage are connected. Good quality fibre broadband is also available within this property's postcode.

### LOCATION

The town of Bridgwater offers a range of independent and high street stores, food outlets, Post Office, cinema and a great choice of pubs and restaurants. Bridgwater sits between Junction 23 and 24 of the M5, making it ideal for commuters. Less than a mile away is Bridgwater train station, where you can pick up the main Bristol to Exeter line across the South West and beyond.

### COUNCIL TAX

Band B

### VIEWING ARRANGEMENTS

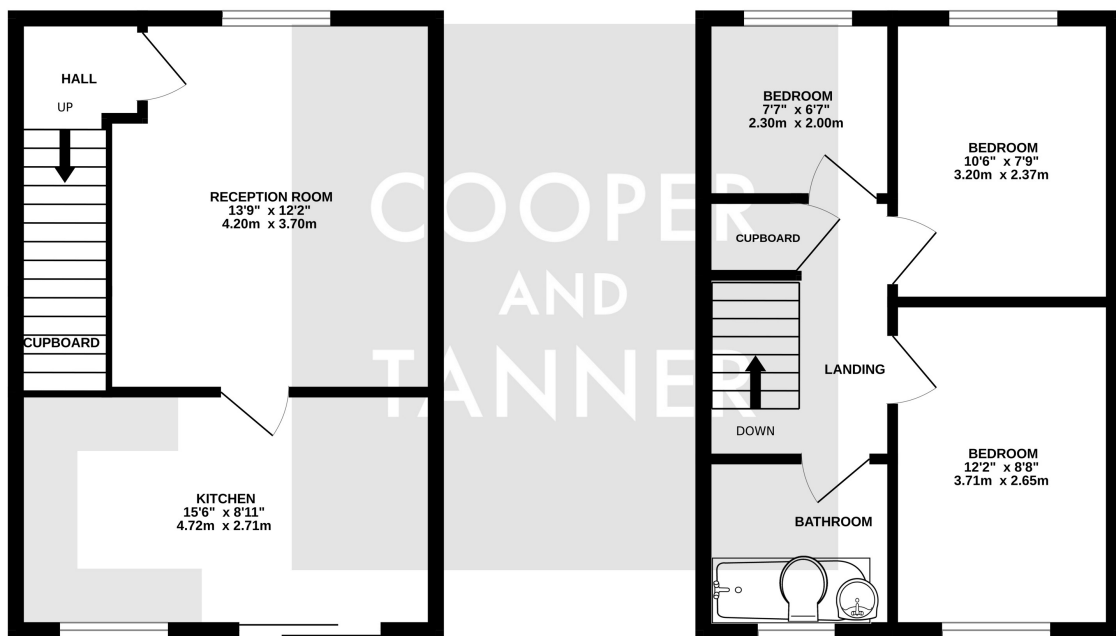
Strictly through prior arrangement via Cooper and Tanner on 01278 455255. If arriving early, please wait outside to be greeted by a member of our team.





GROUND FLOOR  
348 sq.ft. (32.3 sq.m.) approx.

1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 687 sq.ft. (63.9 sq.m.) approx.

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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