

Berry Close

Bridgwater, TA6 6HP

COOPER
AND
TANNER



£200,000 Freehold

This well-proportioned two-bedroom semi-detached house is perfect for first time buyers and/or investors. Situated within a quiet cul-de-sac on the south side of Bridgwater, just a short distance from both the town centre and junction 24 and the connecting motorway.

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 2  1  1 EPC C

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ACCOMODATION

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Upon entering the property through the entrance hall, you will find the main living space and the newly decorated kitchen comprising of matching wall and base units and finished in a deep blue with marble effect worktops. This lovely kitchen benefits from integral electric oven and gas hob with extractor fan and space for a dishwasher and free-standing fridge-freezer. The garden is located through the kitchen and is laid to lawn with paved patio area to the side of the property.

To the first floor there are two double bedrooms, both accompanied by the family bathroom which comprises a bath with overhead shower, WC and wash hand basin. The property benefits from gas central heating, UPVC double glazed windows and doors and also offers an off-road parking space.

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 A

SERVICES

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

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.

AGENTS NOTES

We are required to inform purchasers under Section 21 of the Estate Agency Act 1979, that the vendors of this property are close associates of a Cooper and Tanner Bridgwater member of staff.

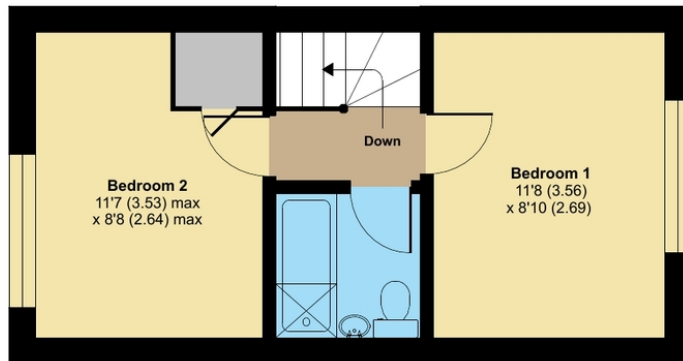




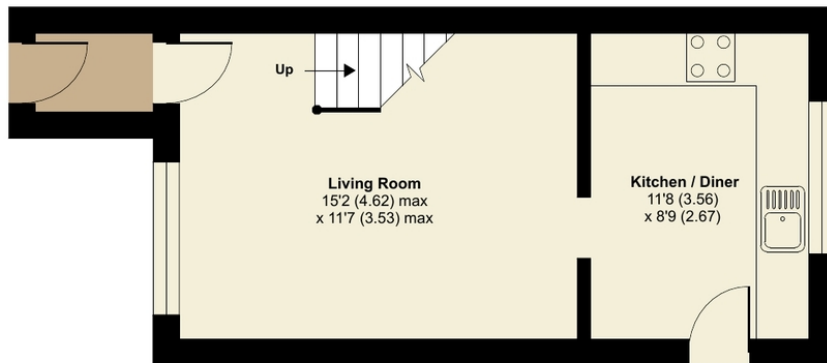
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Approximate Area = 576 sq ft / 53.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Cooper and Tanner. REF: 941570

BRIDGWATER OFFICE

Telephone 01278 455255

34-35, Cornhill, Bridgwater, Somerset TA6 3BY

bridgwater@cooperandtanner.co.uk

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the measurements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

