



1 Edward Street  
Bridgwater, Somerset, TA6 5ET

**Brightest move**



# Brightest move

£150,000



Brightestmove are delighted to offer for sale this unique end terrace house which is situated on the corner of Edward Street and St John Street and within 500 metres of the mainline station.

This spacious property measure 106 square metres in total and now is in need of modernisation throughout.

The accommodation is arranged over two floors and would lend itself to being a HMO but would only be suitable for cash buyers due to the EPC rating of 'F'.

The property is accessed via a front door from Edward Street into a vestibule and then a hallway which provides access to the kitchen with utility room and lobby with access to the bathroom and separate WC.

A spacious stairway provides access to the landing with access to the living room and three bedrooms which all benefit from high ceilings.

Externally there is a small courtyard garden.





St John Street is also within 100 metres of the local shops, convenience stores and takeaways. Bridgwater is an emerging town situated in the heart of the borough of Sedgemoor and within 11 miles of Taunton and 38 miles of Bristol. The town which is famed for its annual carnival is a thriving place with many new jobs being created in recent years. For more information or an appointment to view please contact the vendors sole agents.

Leasehold - 300 years from 25 March 1862.  
Ground Rent – Not paid.

SERVICES: Mains electricity, water and drainage

COUNCIL TAX BAND: A

GROUND FLOOR



**Kitchen 12' 03" x 8' 06"** (3.73m x 2.59m)

**Utility Room 8' x 5' 11"** (2.44m x 1.8m)

**Bedroom One 12' 04" x 12' 06"** (3.76m x 3.81m)

**Study 8' 01" x 5'** (2.46m x 1.52m)

**Bedroom Two 12' 03" x 9' 02"** (3.73m x 2.79m)

**Living Room 18' x 11' 09"** (5.49m x 3.58m)

**Bedroom Three 14' 03" x 8' 08"** (4.34m x 2.64m)

**Approximate Total Floor Area 106 Square Metres**

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. CMH Southwest limited trading as Brightest Move and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of CMH Southwest limited trading as Brightest Move or the vendors. CMH Southwest limited trading as Brightest Move has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.