


# 12 Blacklands, Bridgwater - TA6 3EY

£220,000









# 12 Blacklands

## Bridgwater

- Spacious Traditional Terraced Home
- Three Bedrooms
- Two Bathrooms
- Lounge/Diner
- Kitchen
- Enclosed Rear Garden
- Centrally Located
- Gas Central Heating & Double Glazing

Spacious three-bedroom terraced home near Bridgwater town centre, featuring an en-suite, lounge/diner, kitchen and low-maintenance garden. Close to schools, shops and transport links.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

Situated in a convenient residential street close to Bridgwater town centre, this spacious traditional terraced home offers well-proportioned accommodation arranged over two floors. The property benefits from two bedrooms, including a principal bedroom with an en-suite shower room, together with a study/office and a family bathroom on the first floor. On the ground floor, there is a generous lounge/diner and a well-appointed kitchen.

Externally, the property enjoys a low-maintenance rear garden with multiple seating areas, providing an ideal space for relaxing and entertaining.

Ideally positioned for easy access to Bridgwater town centre, Northgate Yard, local schools, shops, and transport links, this property would make an excellent first-time purchase, family home, or investment opportunity.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:









**ACCOMMODATION**

This double glazed and gas centrally heated accommodation briefly comprises an entrance hallway, lounge/diner and kitchen on the ground floor. Upstairs, there are two bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a study/office and a family bathroom accessed from the landing. Externally, the property enjoys an enclosed rear garden featuring a seating area and artificial lawn, providing an attractive, low-maintenance outdoor space.

**LOCATION**

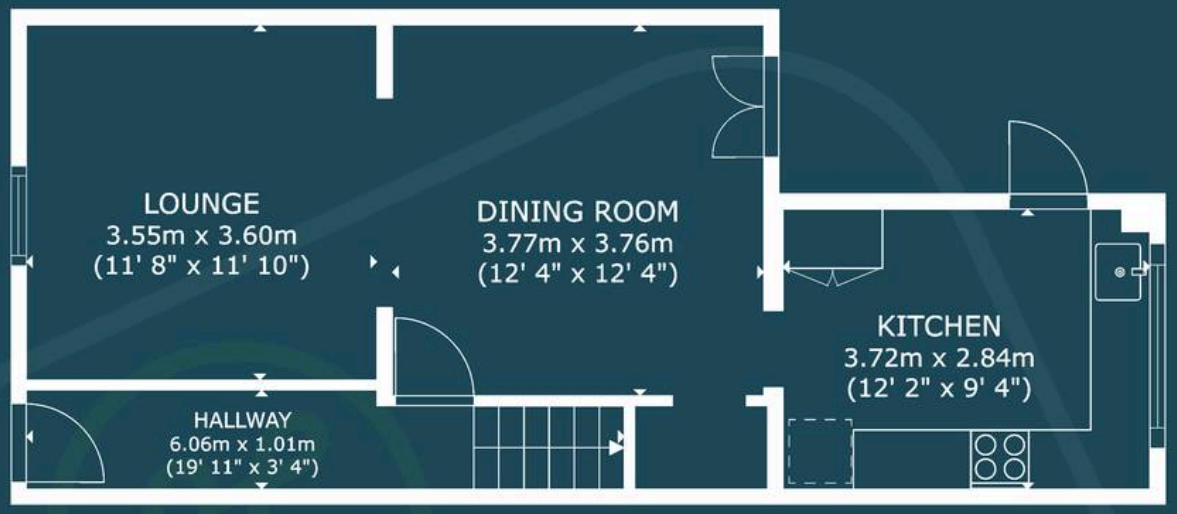
Only a few moments away from Northgate Yard Leisure complex and a short distance from the town centre, this property is ideally positioned close to a wide range of amenities and further benefits from excellent transport links to the M5 motorway and mainline rail link. A short distance to the West is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



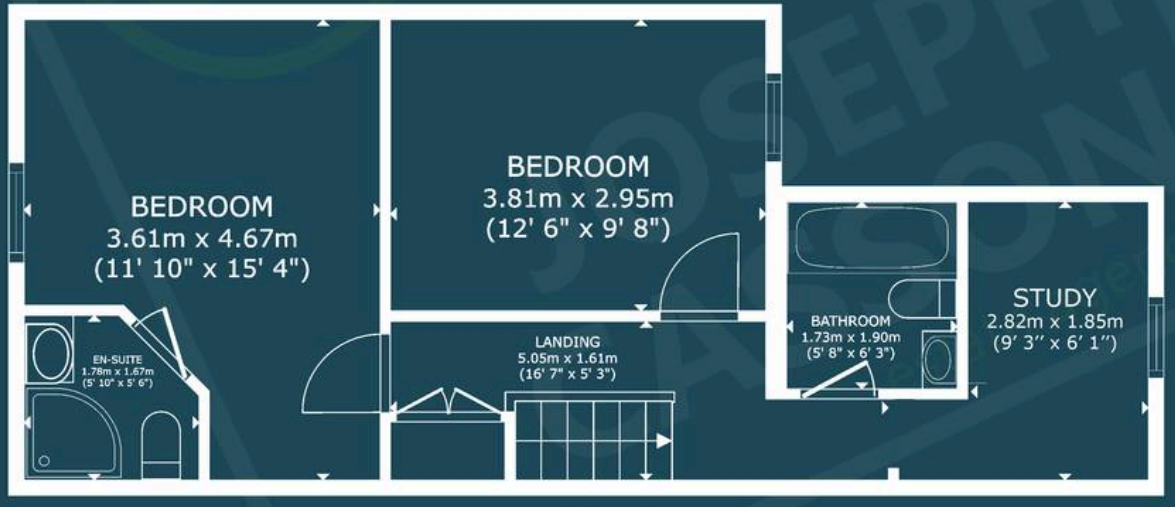









FLOOR 1




FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 46.2 m² (497 sq.ft.) FLOOR 2 46.0 m² (495 sq.ft.)
TOTAL : 92.2 m² (993 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport