

  
**Natasha Howarth**  
ESTATE AGENTS



61 Fairfax Road, Bridgwater, TA6 4LU

**£1,000 Per month**

A spacious family home benefiting from gas central heating and double glazing. The accommodation briefly comprises; entrance hallway, living room and kitchen/ diner with three bedrooms and a shower room to the first floor. To the front of the property the garden is laid to shingle stone for easy maintenance. The rear garden is a good sized and is laid predominately to lawn leading to a shingle stone area. There is a pathway leading to the rear boundary, outside brick store and patio area.

Fairfax Road is conveniently situated close to Bridgwater College and within half a mile of the local shops and schools. A wider range of amenities can be found in the town centre which is approximately one mile away.

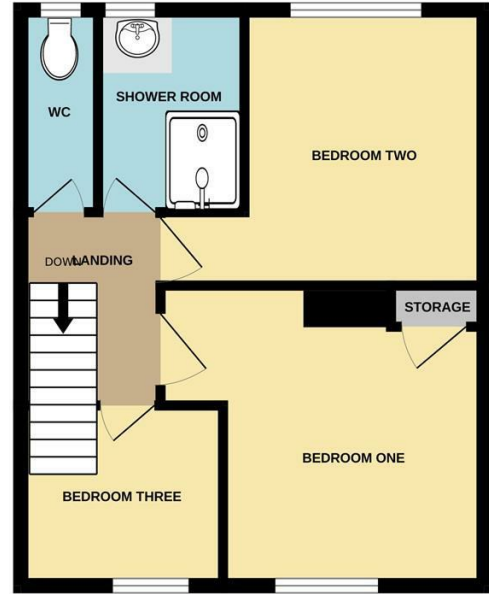


# Floor Plan

GROUND FLOOR

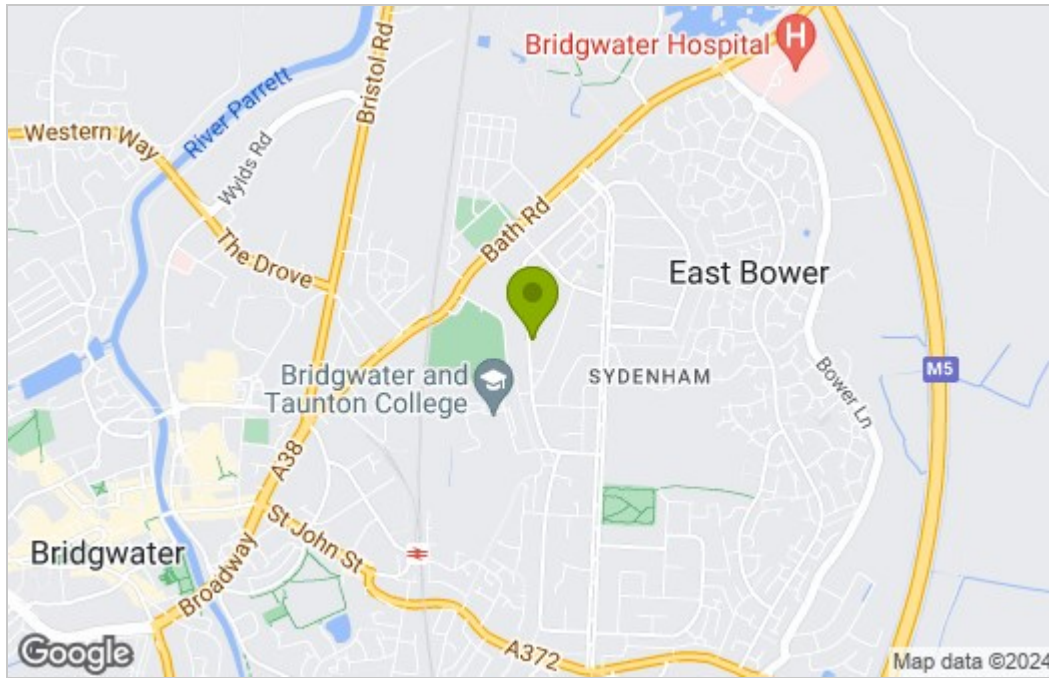


1ST FLOOR

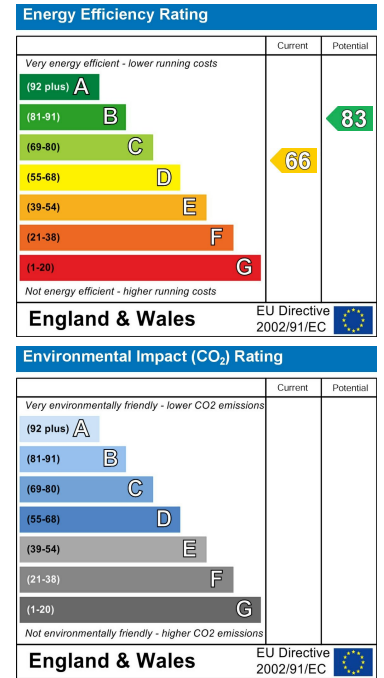


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Area Map



## Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller.



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