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ESTATE AGENTS



201 Kendale Road, Bridgwater, TA6 3QQ

£199,950

Situated in a sought-after area on the northern outskirts of Bridgwater is this delightful three bedroom mid-terrace house for sale. The property benefits from double glazing but otherwise is now in need of modernisation throughout. To the rear of the property is a low maintenance garden with brick built shed and pathway to a single garage.

The accommodation briefly comprises entrance hall, living room, kitchen, lobby and bathroom to the ground floor with three bedrooms upstairs.

201 Kendale Road is nicely positioned for easy access into town and situated within walking distance of the local convenience store, takeaway and Victoria Park.

A wider range of amenities are available in the town centre of Bridgwater.

Mains gas, electricity, water and drainage.

ENTRANCE

Via open canopy porch and front door to:

HALLWAY

Staircase rising to first floor, wood effect flooring, door to:

LIVING ROOM

Front aspect double glazed window. Feature fireplace with gas fire inset (not tested), door to:

LOBBY

Doors to:

KITCHEN

Rear aspect double glazed window. Fitted with a range of wall, base and drawer units with roll top work surfaces over and stainless steel sink and drainer unit inset. Space and point for gas cooker. Space for fridge, tiled splashbacks, radiator.

BATHROOM

Obscure rear aspect window. Fitted with a three piece suite comprising bath with shower attachment over, wash hand basin and close coupled WC. Partially tiled walls.

CONSERVATORY

Double glazed windows to rear aspects. Space for fridge/ freezer. Electric panel heater. Door to the garden.

LANDING

Radiator. Doors to:

BEDROOM ONE

Two front aspect double glazed windows. Airing cupboard.

BEDROOM TWO

Double glazed window to rear aspect.

BEDROOM THREE

Double glazed window to rear aspect.

EXTERIOR

FRONT GARDEN

Picket fence to front boundary with pedestrian gate inset. Predominantly laid to shingle with pathway to front door.

GARDEN

Enclosed with a combination of panel and wire fencing and mainly laid to Astro-Turf with established shrub bed. Brick built shed. Pedestrian gate providing access to rear lane.

GARAGE

Window to rear aspect. Double doors and personnel door to the garden.

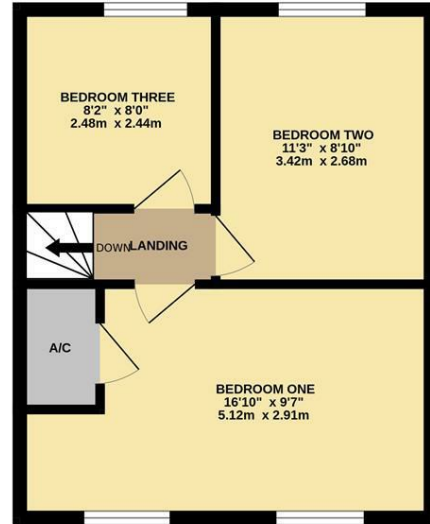
SERVICES

Floor Plan

GROUND FLOOR

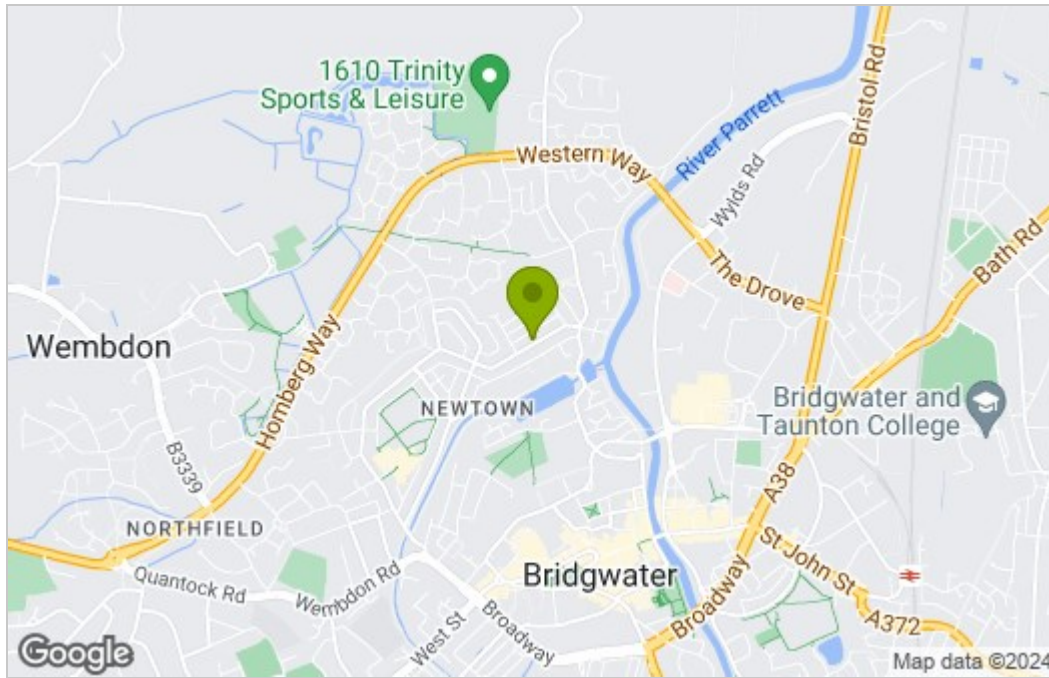


1ST FLOOR



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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