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ESTATE AGENTS



230 Kendale Road, Bridgwater, TA6 3QH

£175,000

Situated in a sought-after area on the northern outskirts of Bridgwater is this fantastic two bedroom (originally three) mid-terrace house for sale. The property benefits from double glazing and a newly installed boiler within the last two years but otherwise is now in need of modernisation throughout. To the rear of the property is a low maintenance garden with two outbuildings (ideal as a hot tub room) and additional snug/ playroom and an oversized garage!

Offered to the market with NO ONWARD CHAIN the accommodation briefly comprises entrance hall, living room, kitchen, lobby, cloakroom/ utility to the ground floor with two bedrooms upstairs (bedroom one currently split in two) and family bathroom. 230 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.

For an appointment to view please contact the vendors sole agent.

ENTRANCE

Via open canopy porch and front door to:

ENTRANCE HALL

Staircase rising to first floor, door to:

LIVING ROOM

Front aspect double glazed window. Wood effect flooring, radiator, opening to:

LOBBY

Tiled floor, opening to the kitchen, door to utility/cloakroom. Double glazed door to the garden.

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 cooker. Space for fridge/freezer, space and plumbing for a washing machine, space for a dishwasher, tiled splashbacks, tiled floor.

CLOAKROOM/ UTILITY

Obscure rear aspect window. Fitted with a white two piece suite comprising vanity wash hand basin and close coupled WC with push button flush. Partially panelled walls, wood effect flooring. Worksurface with space for appliances beneath.

LANDING

Doors to bedrooms and shower room.

BEDROOM ONE

Double glazed window to front aspect. Feature fireplace, radiator, wood effect flooring.

BEDROOM TWO

Double glazed window to rear aspect. Built in wardrobe. Radiator, wood effect flooring.

BEDROOM THREE (PARTITIONED OFF FROM BEDROOM ONE)

Double glazed window to front aspect. Airing cupboard housing 'Ideal' boiler which was installed in 2023.

SHOWER ROOM

Double glazed obscure window to rear aspect. Fitted with a three piece suite comprising P shaped bath with glass shower screen, pedestal wash hand basin and W.C with push button flush.

EXTERIOR

GARDEN

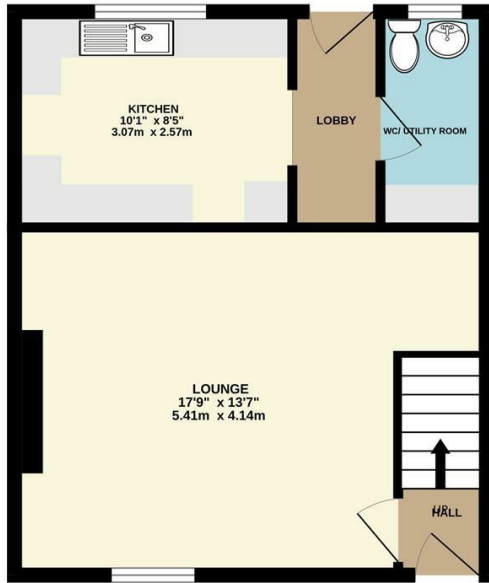
Fully enclosed. Mainly paved with large shingled area. Two outbuildings. Access to the garage.

OVERSIZED GARAGE

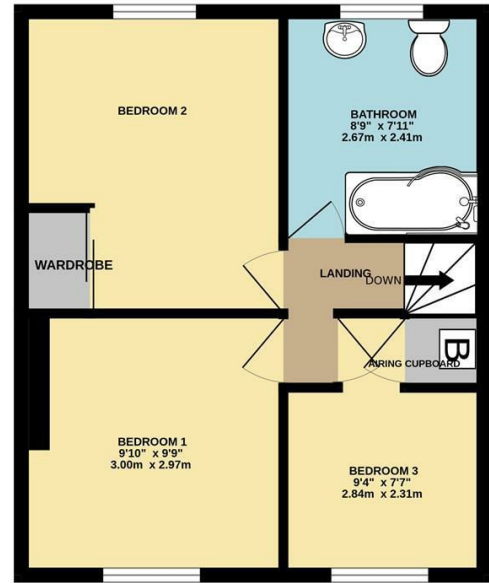
Double glazed personnel door. Power connected (not tested). Up and over roller door.

Floor Plan

GROUND FLOOR

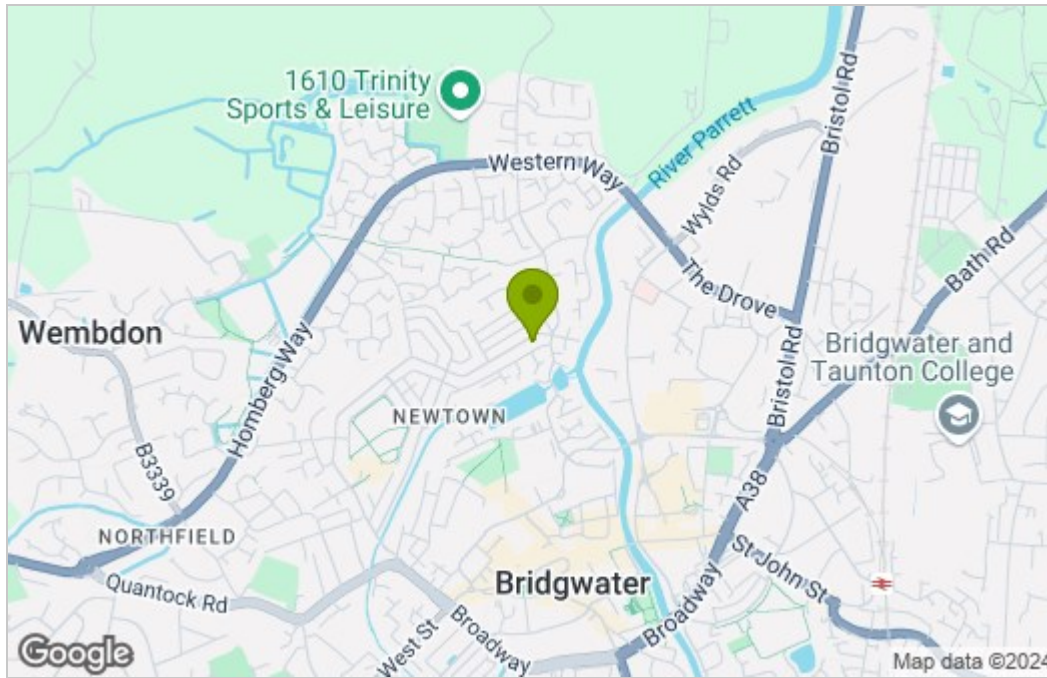


1ST FLOOR



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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