

# **ESTATE AGENTS**









98 Taunton Road, Bridgwater, TA6 6BA **£195,000** 

A deceptively spacious and very well presented terraced family home situated in a prominent position within walking distance to the town centre with all its amenities and facilities and also offering good access to junction 24 of the M5 motorway.

This double glazed and centrally heated accommodation in brief comprises entrance vestibule, entrance hallway, sitting room, dining room, kitchen, utility room and WC to the ground floor.

Upstairs there are three bedrooms and a family bathroom.

To the rear is a good size garden.

The property has the added benefit of NO ONWARD CHAIN.

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

### **ENTRANCE**

Via double glazed door with obscure fanlight leading to:

### **ENTRANCE VESTIBULE**

Tessellated flooring, door to:

### **ENTRANCE HALLWAY**

Stairs rising to first floor. Stripped and varnished floorboards. Radiator, doors to living room, dining room and kitchen.

### LIVING ROOM

Double glazed bay window to front aspect. Feature fireplace, radiator.

### **DINING ROOM**

Double glazed window to rear aspect. Built in storage cupboard. Radiator.

### **KITCHEN**

Window to side aspect. Feature fireplace. Fitted with matching wall, base and drawer units. Space for freestanding cooker. Radiator. Partially tiled walls.

### **UTILITY ROOM**

Double glazed window to side aspect. Fitted with a base unit with stainless steel sink and drainer inset. Tiled splashbacks. Tiled floor. Storage cupboard. Door to:

### W.C

Obscure window to rear aspect. Fitted with a white two piece suite comprising wash hand basin and W.C. Radiator.

### **LANDING**

Doors to bedrooms and bathroom. Built in storage cupboard housing the 'Worcester' boiler. Airing cupboard. Loft hatch with pull down ladder (boarded and with power and light connected).

### **BEDROOM ONE**

Double glazed window to front aspect. Feature fireplace. Radiator. Built in cupboard.

### **BEDROOM TWO**

Double glazed window to rear aspect. Feature fireplace. Radiator. Built in cupboard.

### **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

### **BATHROOM**

Obscure double glazed window to rear aspect. Fitted with a white four piece suite comprising panelled bath, shower cubicle with shower over, wash hand basin and W.C. Tiled splashbacks. Feature fireplace.

### **EXTERIOR**

### **GARDEN**

Fully enclosed. Mainly laid to Astro- Turf with shrub and flower border. Pathway leading to rear access with timber gate.

### **SERVICES**

Mains electricity, gas, water and drainage.

GROUND FLOOR 1ST FLOOR

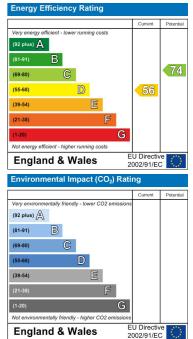


Whilst every attempt has been made to ensure the accuracy of the floorplan contained bree, measurement of doors, windown, crosm and any other tiems are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The arriver is plan is for illustrative purposes only and should be used as such by any prospective purchaser. The arriver is plant is the properties of the

### Area Map

# Bridgwater West Broadstray HAMP SOMERSET BRIDGE Map data ©2025

## **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.











