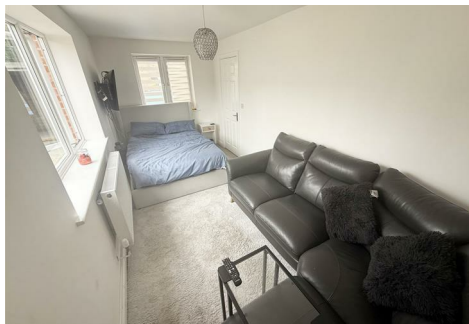


Natasha Howarth
ESTATE AGENTS



40A Avalon Road, Bridgwater, TA6 4JE

£225,000

Early viewings are advised for this modern two bedroom detached house set in a corner plot on the east side of Bridgwater. The double glazed and centrally heated accommodation briefly comprises entrance hallway, cloakroom, living room and kitchen to the ground floor. Upstairs there are two double bedrooms and a family bathroom. The property further benefits from a generous wrap around garden and off road parking. NO ONWARD CHAIN. Avalon Road is situated within walking distance to the local shops with a wider range of amenities in the town centre of Bridgwater.

For more information or an appointment to view please contact the vendors sole agents.

ENTRANCE

Via Double glazed front door to:

ENTRANCE HALL

Stairs rising to the first floor. Wood effect flooring.
Doors to living room, kitchen and cloakroom/

LIVING ROOM

Dual aspect double glazed windows, radiator.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin and WC, radiator. Wood effect flooring.

KITCHEN/ BREAKFAST ROOM

Double glazed window to front aspect. Fitted with matching wall, base and drawer units with roll top wood effect work surfaces over and sink and drainer unit inset. Tiled splashbacks. Built in oven and gas hob to remain with stainless steel chimney style extractor over. Space for fridge/ freezer, space and plumbing for washing machine, space for dishwasher. Radiator, tiled floor, wall mounted boiler, breakfast bar, Double glazed French doors leading to the garden.

BEDROOM ONE

Dual aspect double glazed windows. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BATHROOM

Obscure double glazed window to front aspect. Fitted with a white three piece suite comprising panelled bath with shower over, W.C and wash hand basin. Partially tiled walls, wood effect flooring.

LANDING

Obscure double glazed window to rear aspect. Doors to bedrooms and bathroom.

EXTERIOR

PARKING

On own driveway to front for multiple vehicles.

GARDEN

Mainly laid to lawn with summerhouse and shed to remain. Timber gate leading to the front of the property.

SERVICES

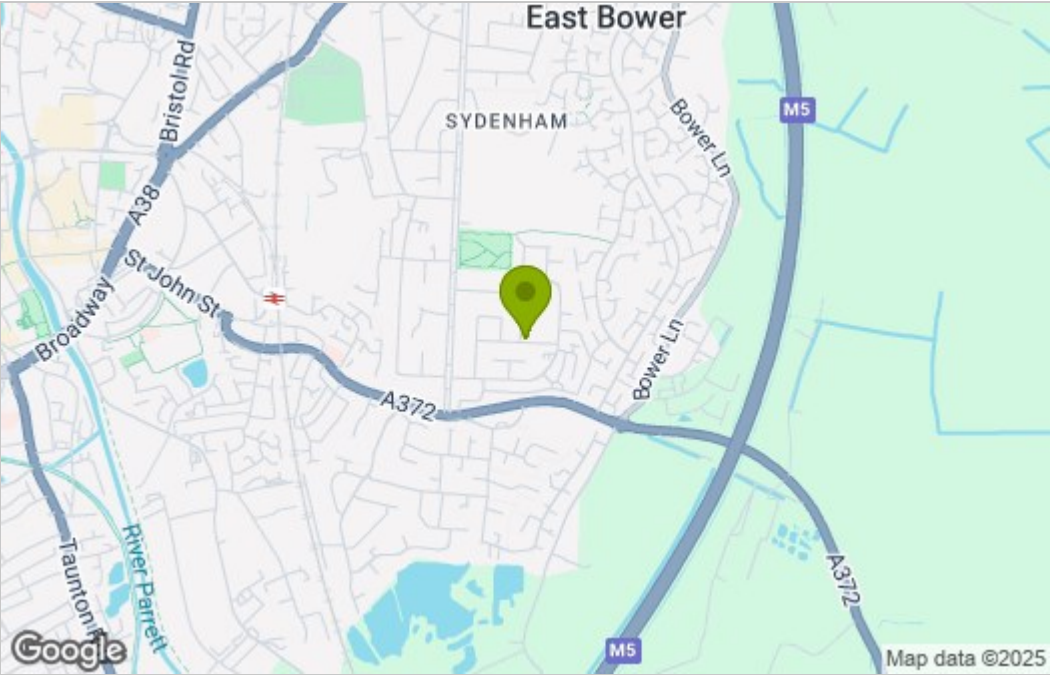
Mains gas, electricity, water and drainage.

Floor Plan

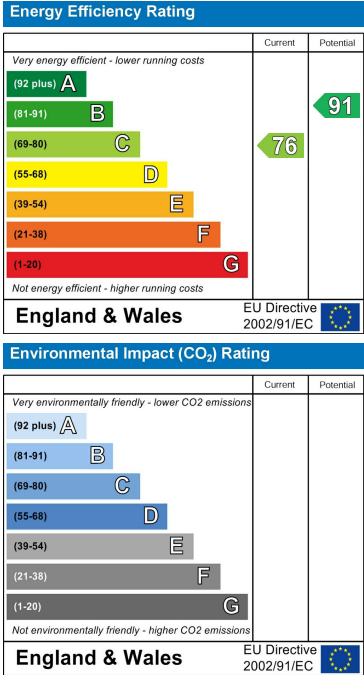


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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