

# Natasha Howarth

## ESTATE AGENTS



20 Sunnybank Road, Bridgwater, TA6 6JJ

**£235,000**

Offering to the market is this beautifully presented and spacious three bedroom terraced house. The property has UPVC double glazing, gas central heating and benefits from solar panels. This super family home is being sold with the added advantage of no onward chain and in brief comprises entrance hallway, living room and kitchen/diner to the ground floor. To the first floor are three good size bedrooms and a family bathroom. The property has a driveway to the front for multiple vehicles, side alleyway and a good size rear garden with useful outbuilding along with a WC.

20 Sunnybank Road is conveniently situated within close proximity to both Robert Blake and Hamp Academy and to the local shops which includes a convenience store and butchers with a wider range amenities available in the town centre of Bridgwater.

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

## ENTRANCE

Double glazed door with obscure leaded coloured panes inset, leading to:

## ENTRANCE HALLWAY

Stairs rising to first floor. Radiator. Opening to living room and opening to kitchen/ diner.

## LIVING ROOM

Double glazed window to front aspect, Feature fireplace with gas fire inset. Radiator.

## KITCHEN/ DINER

Double glazed window to rear aspect. Fitted with a matching range of wall, drawer and base units with roll top work surfaces over and stainless steel sink and drainer unit inset. Freestanding 'Range' style cooker with stainless steel splashback. Space for fridge/ freezer, space for a washing machine. Radiator. Double glazed French doors opening onto the garden.

## LANDING

Doors to bedrooms and bathroom. Loft hatch.

## BEDROOM ONE

Two double glazed windows to front aspect. Radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to front aspect. Built in wardrobe. Radiator.

## BATHROOM

Two double glazed obscure windows to rear aspect. Fitted with a three piece suite comprising panelled bath with shower over and glass screen. Wash hand basin and W.C. Heated towel rail.

## EXTERIOR

### PARKING

On own driveway for multiple vehicles.

### GARDEN

Fully enclosed rear garden with patio and lawn. Shared alleyway to front of property.

## SERVICES

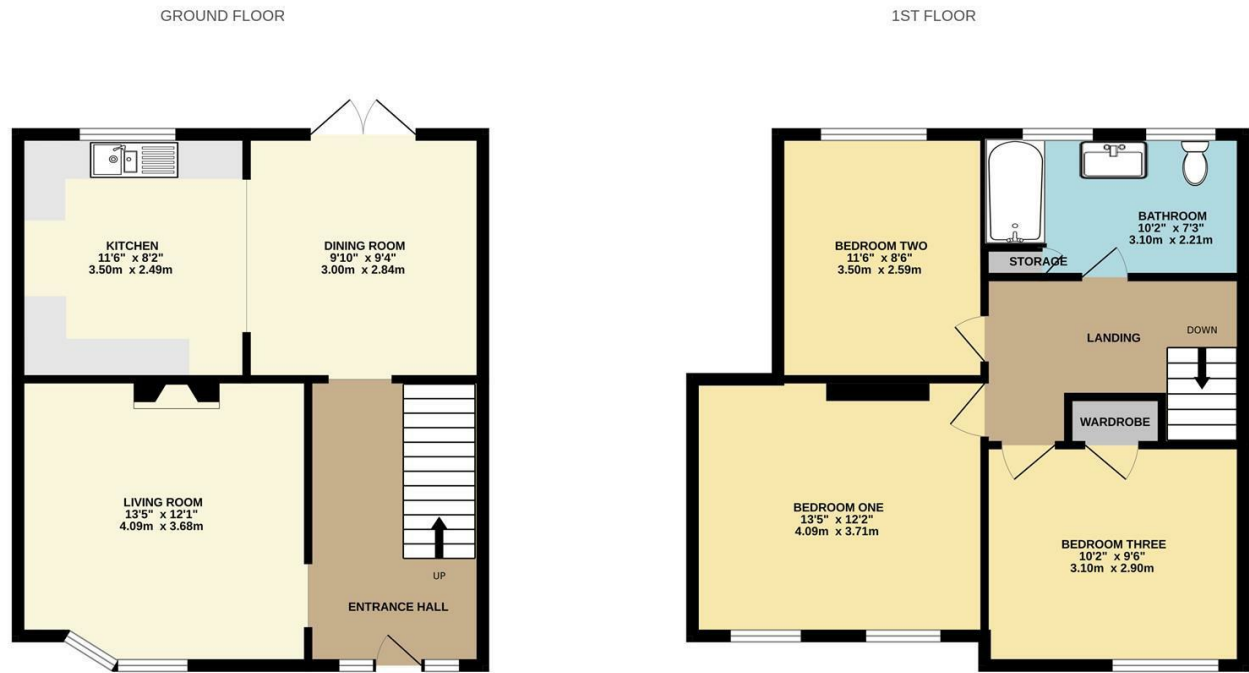
Mains gas, electricity, water and drainage.

## NB

We have been informed that the solar panels are leased, and further information can be sought via your legal representative.

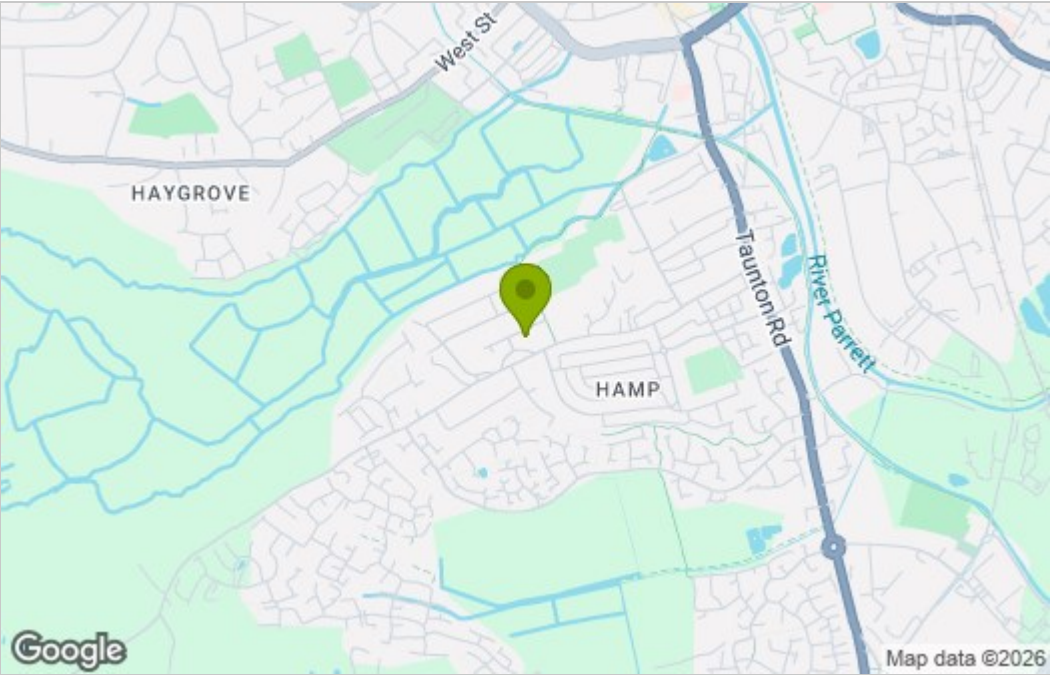


Floor Plan

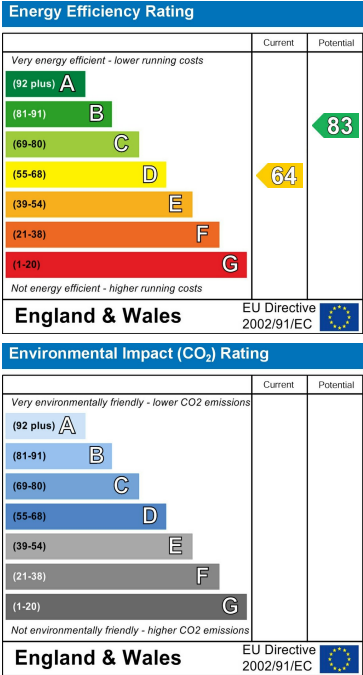


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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