

for sale

£220,000



## Berrydale Avenue Bridgwater TA6 3QU

Well presented and well positioned three bedroom family home within walking distance of Bridgwater's town centre and with GARAGE TO THE REAR.





# Berrydale Avenue Bridgwater TA6 3QU

## Ground Floor

### Entrance Hall

### Lounge

12' 8" x 14' 3" ( 3.86m x 4.34m )

With wood burning stove, under stair storage and double glazed window to the front.

### Kitchen

9' 4" x 7' 9" ( 2.84m x 2.36m )

Sink/drain, fitted wall and base units with work surface over, space for fridge/freezer, dishwasher and washing machine. Oven with cooker hood over, tiled floor and internal window looking into Conservatory.

## Bathroom

bath with shower over, wash basin and WC. Window to rear aspect.

## Conservatory

11' 4" x 11' 3" ( 3.45m x 3.43m )

Tiled floor, wall lights and radiator.

## First Floor

### Bedroom One

9' 5" x 12' 4" not into recess over stairs ( 2.87m x 3.76m not into recess over stairs )

Radiator, two double glazed windows to the front aspect, storage over the stairs housing boiler and fitted wardrobe.



### Bedroom Two

8' 11" x 11' 3" ( 2.72m x 3.43m )

Double glazed window to the rear aspect. Radiator.

### Bedroom Three

8' 3" x 7' 10" ( 2.51m x 2.39m )

Double glazed window to the rear aspect. radiator.

### Outside

Small enclosed garden to the front and garden laid to lawn to the rear, with path to garage measuring 5.1m x 5m.





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Property Ref: TTN312463 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: A

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