

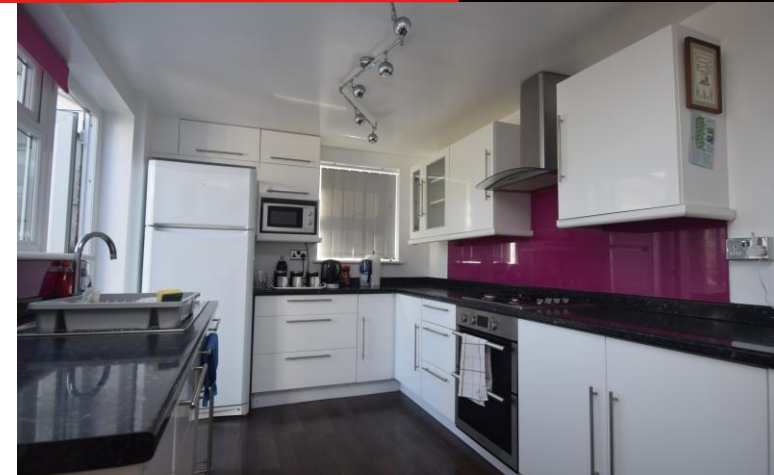


45 Warwick Avenue
Bridgwater, Somerset, TA6 5PF

Brightestmove

Brightest move

£270,000



Brightestmove are enthused to bring to the market this well presented and well looked after two bedroom detached chalet bungalow, offered with no onward chain.

Found on the popular Bridge Estate, this property has been extended and has a large rear south facing garden with a garage and off road parking.

The property briefly comprises of a good sized living room, kitchen/diner with an additional dining room, two good sized bedrooms and two bathrooms, one equipped with a shower cubicle. The property benefits from gas central heating and UVPC double glazed windows.



Bridgwater is an emerging town situated in the heart of the borough of Sedgemoor and within 11 miles of Taunton and 38 miles of Bristol. The town which is famed for its annual carnival is a thriving place with many new jobs being created in recent years.

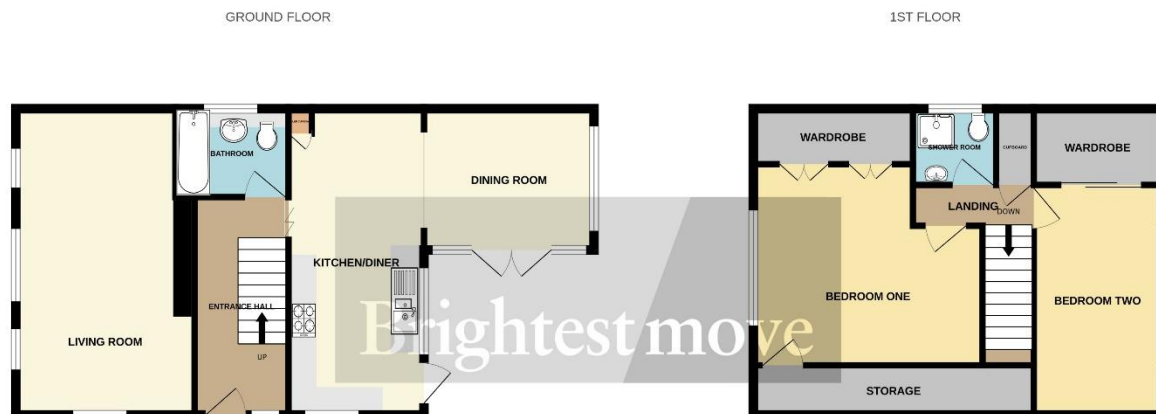
For more information or an appointment to view please contact the vendors sole agents.

SERVICES: Mains electricity, water and drainage

EPC: C

HEATING: Gas central heating

TENURE: Freehold COUNCIL TAX BAND: C



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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Living Room 18' 10" x 11' 01" (5.74m x 3.38m)

Kitchen/Diner 19' 02" x 8' 04" (5.84m x 2.54m)

Dining Room 10' 06" x 8' 09" (3.2m x 2.67m)

Bedroom One 14' 00" x 9' 10" (4.27m x 3m)

Bedroom Two 12' 11" x 8' 06" (3.94m x 2.59m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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