



34 Chamberlin Avenue  
Bridgwater, Somerset, TA6 4QN

**Brightest** move



# Brightest move

£167,500



Cash buyers only.

A chance to acquire this semi-detached house which is situated just off Parkway on the Eastern outskirts of Bridgwater.

This three bedroom benefits from a replacement gas fired boiler which was installed in August 2022 under the benefit of a ten year guarantee.

In addition most rooms have been redecorated and the bathroom has been updated.

The predominantly double glazed accommodation briefly comprises hallway, living room, kitchen/diner, conservatory, utility room with WC and store room to the ground floor with three good size bedrooms and bathroom upstairs.

Chamberlin Avenue is situated on a good size plot with off street parking for three vehicles to the front and a good size south facing garden to the rear. Chamberlin Avenue is situated approximately half a mile from the local shops which include convenience store and takeaways. A wider range of amenities can be found in the town centre of Bridgwater which is just over a mile away.





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.

An internal inspection is recommended to appreciate this semi-detached home which is being sold with the added advantage of no onward chain.

SERVICES: Mains gas, electricity, water and drainage HEATING: Gas fired central heating system

TENURE: Freehold COUNCIL TAX BAND: A



- Living Room** 15' 05" x 10' 06" (4.7m x 3.2m)
- Kitchen/Diner** 22' 10" max x 10' 05" (6.96m x 3.18m)
- Conservatory** 13' 05" x 11' 06" (4.09m x 3.51m)
- Utility Room/WC** 7' x 6' (2.13m x 1.83m)
- Bedroom One** 16' 04" x 9' 03" (4.98m x 2.82m)
- Bedroom Two** 10' 08" x 10' 07" (3.25m x 3.23m)
- Bedroom Three** 11' 11" x 8' 02" (3.63m x 2.49m) (Including bulkhead)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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