



Bridgwater – £255,000 Freehold

Linda Saunders | Estate Agents



2 Canal View Bridgwater TA6 3NS

First time to market this is a rare opportunity to acquire an extended three bedroom semi-detached bungalow close to the town centre. The property is conveniently situated close to local schools and shops and further benefits from a garage, front and rear gardens, and views of the Bridgwater/Taunton Canal.

The property briefly comprises; kitchen, dining room, lounge, sun lounge, three bedrooms, and a shower/wet room. This is a rare opportunity and therefore viewing is highly recommended, and the property is available with no onward chain.

ACCOMMODATION (All measurements are approximate)

Entrance Hallway: T-shaped hallway with PVCu door to side aspect, consumer unit, alarm control panel, built in storage cupboards, loft access, wood effect flooring and doors to all rooms.

Dining Room: 12'02" x 08'04". PVCu double glazed window to side aspect, ceramic tiled flooring, radiator, and coved ceiling. Sliding glazed doors to:

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Kitchen: 12'08" x 07'11". PVCu double glazed window and door with glazed side panel to rear and side aspects, fitted with a range of matching units, work surface and tiled splashbacks, double bowl stainless steel sink and drainer, chrome mixer tap and hot water cylinder, space for cooker and under counter fridge, wall mounted boiler and ceramic tiled flooring.

Lounge: 14'05" x 12' 04". PVCu double glazed window to front aspect, fireplace with electric fire inset, wall lights, storage cupboard, radiator and carpet as fitted. Door to: -

Sun Lounge: 13'10" x 10'11". Large PVCu sliding patio doors to front aspect, wall light, radiator and carpet as fitted.

Bedroom 1: 12'05" x 12'01". PVCu double glazed window to rear aspect, range of bedroom furniture, corner shower cubicle with electric shower fitted, extractor fan, radiator, and wood effect laminate flooring.

Bedroom 2: 12'09" x 08'11". Window looking into the sun lounge, coved ceiling, radiator, and carpet as fitted.

Bedroom 3: 09'09" x 07'02". Window looking into the sun lounge, coved ceiling, radiator, and carpet as fitted.

Shower/Wet Room: PVCu double glazed window to rear aspect, fitted with a modern white suite comprising low level WC, pedestal wash hand basin, mains shower, fully tiled splashbacks, chrome heated towel rail, and wet room flooring.

OUTSIDE

To the front is a lawn area with shrubs and bushes with pathway to front door and pond with views of the canal. To the side is a pathway providing access to the rear garden which is currently contains a concrete storage shed with power and light with plumbing for a washing machine and tumble dryer and space for fridges and freezers. There is a personal access door to the single garage which is approached from the rear lane. There is a greenhouse and a seating area.

EPC Rating: TBA

Council Tax Band: C

Local authority reference number: 6201000020

Please Note: These are preliminary details as we are awaiting their approval from our vendor.

These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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FREE Market Appraisal

If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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