



Woolavington - £159,950 Freehold

Linda Saunders | Estate Agents



69 Sedgemoor Way
Bridgwater
TA7 8JF

Another great opportunity! It is with pleasure that we bring to market this two bedroom semi detached house, in need of renovation and situated within this mature development and conveniently located for local amenities. The property itself briefly comprises; kitchen, lounge/diner, to the ground floor, and to the first floor there are two bedrooms and bathroom.

The property further benefits from oil fired central heating, PVCu double glazing and fully enclosed rear garden. An early inspection is highly recommended. No onward chain!

ACCOMMODATION (All sizes are approximate) appliances. Floor standing boiler. PVCu double glazed door and window to rear aspect and wood effect vinyl flooring.

Obscure double glazed PVCu door into: -

Entrance Hallway: Stairs rising to first floor and doors to: -

Kitchen: 11'10" x 09'07". Range of recently fitted light oak effect wall and base units with butchers' block effect work surfaces over. Inset single bowl sink and drainer unit. Space for

Living /Dining Room: 16'03" x 09'10". PVCu double glazed sliding patio doors to rear aspect, tiled fireplace and matching hearth, radiator, and laminate flooring.

Landing: PVCu double glazed window to front aspect, doors to all rooms.

Bedroom 1: 12'09" x 10'04". PVCu double glazed window to rear aspect with farmland views, airing cupboard with shelving and built in cupboard, radiator and carpet as fitted.

Shower Room: PVCu double glazed window to front aspect, pedestal wash hand basin. WC and shower cubicle with Mira electric shower fitted, radiator and vinyl flooring.

Bedroom 2: 09'10" x 09' 05". PVCu double glazed window to rear aspect

with farmland views, built in cupboard and radiator.

OUTSIDE

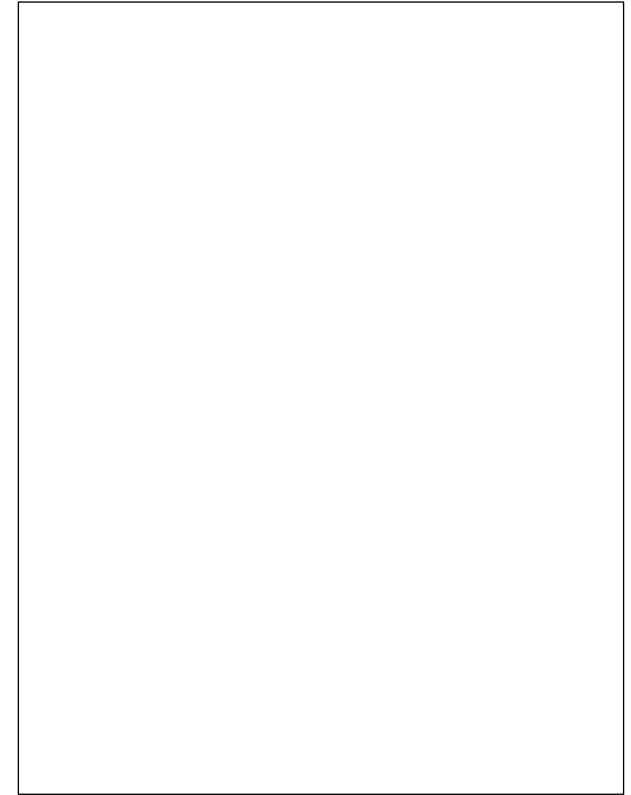
The property has fully enclosed rear garden which is predominantly laid to lawn with borders and a vegetable plot, pathway, patio area and brick built out house.

EPC Rating: **TBA**

Council Tax Band: **B**

Local authority reference number: **5508700690**

Please Note: These are preliminary details as we are awaiting their approval by 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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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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