



Countess Ave – £220,000 Freehold

Linda Saunders | Estate Agents





## 36 Countess Ave Bridgwater TA6 3TZ

We are pleased to offer this modern end-of-terrace three bedroom house within this popular residential location. The property briefly comprises; kitchen/diner, lounge, guest WC to the ground floor and three bedrooms, master with en suite, and family bathroom to the first. There is an enclosed rear garden and a garage. Viewing is highly recommended as it is available with no onward chain and a price that reflects that it requires some updating.

**ACCOMMODATION** (All measurements are approximate)

**Entrance Hallway:** Glazed door, PVCu double glazed window to front aspect, stairs to first floor, radiator, doors to WC, kitchen and lounge.

**Guest WC:** 06'05" x 04'04". PVCu double glazed window to front aspect, modern white suite comprising; low level WC, wash hand basin with worktop and cupboard space under, tiled splashbacks, radiator and carpet as fitted.

**Lounge:** 17'10" x 17'03" (5.44m x 5.26m). Three PVCu double glazed windows to front and side aspects and PVCu French doors to rear aspect, feature fireplace with electric flame effect fire inset, under stairs

recess, two radiators, TV point and carpet as fitted.

**Kitchen/Diner:** 12'02" x 09'11" (3.7m x 3.02m). PVCu double glazed window to rear aspect, fitted with a range of matching wall, base and drawer units with composite sink and drainer unit inset, built in appliances to remain including electric oven and gas hob with concealed extractor fan over, tiled splash backs and surrounds, space and plumbing for washing machine, tumble dryer and fridge/freezer, vinyl flooring, radiator, and wall mounted boiler.

**Landing:** PVCu double glazed window to rear aspect, access to insulated loft, airing cupboard and access to all rooms.

**Bedroom 1:** 13'9" x 10'05" (4.2m x 3.18m). Two PVCu double glazed windows to front and side aspects, ceiling light, radiator, and carpet as fitted. Door to: -

**En Suite:** 06'03" x 05'03" (1.9m x 1.6m). Fitted with a three piece suite comprising shower cubicle, wash hand basin and close coupled WC.

**Bedroom 2:** 10'02" x 08'06" (3.1m x 2.6m). PVCu double glazed window to front aspect, ceiling light, radiator, and carpet as fitted.

**Bedroom 3:** 06'02" x 05'07" (1.88m x 1.7m). PVCu double glazed window to rear aspect, ceiling light, radiator, and carpet as fitted.

**Bathroom:** PVCu double glazed window to front aspect, fitted with a three

piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, tiled splashbacks, extractor fan, radiator, and vinyl flooring.

## OUTSIDE

To the front is a small garden area and an enclosed rear garden. The rear garden comprises patio and lawn areas and footpath. There is also a garage.

**Please Note:** These are preliminary details as we are awaiting their approval by our vendor. The property is currently tenanted, hence the lack of photos.

**EPC Rating:** C 70

**Council Tax Band:** C

**Local authority reference number:** 5201800360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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Website: [www.lindasaunders-estateagents.co.uk](http://www.lindasaunders-estateagents.co.uk) E-mail: [hotproperty@lindasaundersestateagents.co.uk](mailto:hotproperty@lindasaundersestateagents.co.uk)

### 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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