



Dukes Mead - £129,950 Leasehold

Linda Saunders | Estate Agents



20 Dukes Mead
Bridgwater
TA6 6DH

It is with pleasure that we bring to market this two double bedroom mid terrace house in need of some improvements and situated within this mature development and conveniently located for local amenities and the M5 motorway network. The property briefly comprises; lounge and kitchen/diner to the ground floor, and to the first floor there are two double bedrooms and a family bathroom.

The property further benefits from PVCu double glazing and fully enclosed rear garden, a single parking space is located to the front of the property. An early inspection is highly recommended. No onward chain. Formally a Housing Association shared ownership property it is being sold with 100% stair casing on completion. The property is sold as seen and includes everything in the property.

ACCOMMODATION (All sizes are approximate)

Entrance Porch: Via PVCu door, electric consumer units & door to:

Lounge: 15'06" x 12'01". including open plan stairwell to first floor PVCu double glazed window to front aspect, night storage heater, telephone and TV aerial points. Door opening through to: -

Kitchen/Diner: 12'01" x 08'06". PVCu double glazed window & door to rear aspect. Equipped with range of matching floor & wall mounted cupboard units with single stainless steel sink & drain unit inset into rolled edge work surfaces with part tiled surround, space for electric cooker & fridge/freezer, plumbing for washing machine.

FIRST FLOOR

Galleried Landing: Hatch with loft ladder to part boarded, felted and insulated roof space. Door to:

Bedroom One: 12'01" x 08'07". PVCu double glazed window to rear aspect, night storage heater.

Bedroom Two: 12'1" x 08'09" max narrowing to 05'02". PVCu double glazed window to front aspect, night storage

heater, over stairs cupboard housing the hot water tank.

Bathroom: White suite comprising close coupled WC & pedestal wash hand basin with tiled splashback. shower unit with tiled surround & thermostatically controlled mains fed shower unit over, heated towel rail.

OUTSIDE

To the front of the property the gardens are open plan with the off road parking space. The rear garden fully enclosed by timber panel fencing & low maintenance decking.

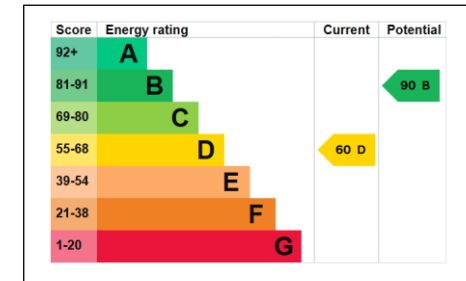
Services: Mains electricity, gas, water & drainage.

Energy Rating: **D 60**

Local Authority: Sedgemoor

Local authority reference number: 6402010200

Council Tax band: A



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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45 High Street, Bridgwater, Somerset TA6 3BG Tel: 01278 425242
Fax: 01278 425262 Email: hotproperty@lindasaundersestateagents.co.uk

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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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