



226 Bristol Road —£220,000 Freehold

Linda Saunders | Estate Agents





## 226 Bristol Road Bridgwater TA6 4BS

We are pleased to offer for sale this well proportioned and extended three-bedroom end terrace home which needs some updating to provide a great family home. The property is conveniently situated in a popular residential area close to local schools and shops and provides easy access to the M5 motorway network.

The property briefly comprises; refitted fitted kitchen, lounge, dining room, conservatory, three good-sized bedrooms, one with an en suite, and family bathroom. The property further benefits from gas central heating and PVCu double glazing. There are good-sized front and rear gardens with a prefabricated garage and parking at the rear which is accessed by a lane at the rear of the property. An early inspection is advised as there is no onward chain.

### **ACCOMMODATION**

(All measurements are approximate)

**Entrance Hall:** PVCu double glazed door, radiator and stairs to first floor.

**Lounge:** 15'01" x 11'10" (4.59m x 3.62m). PVCu double glazed window to front aspect, fireplace under stairs storage area, radiator, and laminate flooring.

**Dining Room:** 14'08" x 07' 03 (4.48m x 2.21m). PVCu double glazed window to side aspect, radiator and vinyl flooring. Archway to: -

**Kitchen:** 08'04" x 09'0" (2.54m x 2.79m). French doors to rear aspect, refitted kitchen with a range of matching floor and wall mounted cupboards with sink and drainer unit inset into complimentary work surfaces. Space for automatic washing

machine, fridge/freezer, and cooker with extractor over, and laminate flooring.

**Family Bathroom:** PVCu double glazed window to rear aspect, fitted white suite comprising panelled bath with mixer shower, part tiled walls, wash hand basin, and low-level WC, radiator, and tiled flooring.

**Conservatory/Sunroom:** 11'05" x 10'0" (3.07m x 3.50m). Believed to be of timber construction with French doors opening onto the garden and dual aspect windows.

**Master Bedroom:** 11'0" x 10' 03' (3.35m x 3.13m)'. PVCu double glazed window to front aspect, built-in wardrobe, radiator. Archway to: -

**En Suite:** PVCu double glazed window to side aspect, shower cubicle, low level WC and wash hand basin.

**Bedroom 2:** 12'04" x 07'11" (3.78m x 2.43m). PVCu double glazed window to rear aspect and overlooking the garden, built in wardrobe and radiator.

**Bedroom 3:** 09'05" x 06'0" (2.87m x 2.04m). PVCu double glazed window to rear aspect providing similar outlook to bedroom 2, and radiator.

### **OUTSIDE**

To the front of the property is an enclosed garden laid to lawn with pathway to the front door and a personal access gate to the rear garden. The rear garden is of good proportions mainly laid to patio area immediately adjacent to the house. There are double gates providing off road parking and a concrete prefabricated garage.

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

If you are considering buying to let out, we offer a full range of lettings and management services.

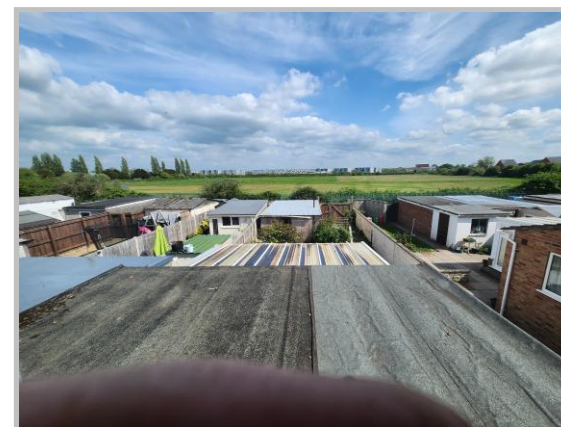
Services: All mains' services connected.

Council tax band: **A**

Local authority reference number **6101502260**

EPC Rating: **D**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	60 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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.

Linda Saunders | Estate Agents



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

**Need Mortgage Advice?** Perhaps we can do all the leg work through our associate company Woodward Insurance Services. Call us today to book your free appointment. Your home is at risk if you fail to keep up repayments on your mortgage or any loan secured on your property.

#### OFFICE OPENING HOURS

Mon – Fri 9.00 – 5.00pm, Saturday Viewings only by appointment only 9.00 – 12.00pm  
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.

L166 Printed by Ravensworth Digital 0870 112 5306

W: [lindasaunders-estateagents.co.uk](http://lindasaunders-estateagents.co.uk)

E: [hotproperty@lindasaundersestateagents.co.uk](mailto:hotproperty@lindasaundersestateagents.co.uk)



