



Victoria Road —£225,000 Freehold

Linda Saunders | Estate Agents



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35 Victoria Road  
Bridgwater  
TA6 7AB

We are pleased to offer this characterful three-bedroom Victorian family home with HMO potential. The property briefly comprises; two ground floor reception rooms, kitchen and bathroom to the ground floor and three bedrooms to the first. There is the potential to extend into the loft subject to planning. The property benefits from majority gas central heating and PVCu double glazing. There is an enclosed rear garden with parking for two vehicles. Viewing is highly recommended as it is available with no onward chain and a price that will attract much interest.

**ACCOMMODATION** (All measurements are approximate)

**Entrance Hallway:** Via Wooden front door to front aspect, second inner door with stairs rising to first floor, radiator, doors to the two reception rooms and kitchen with original tiled flooring.

**Reception Room 1:** 3.32 maximum x 3.90 (10'11" x 12'10") PVCu double glazed box bay window to the front aspect, radiator and carpet as fitted.

**Reception Room 2:** 3.61 x 3.57 (11'10" x 11'09"). PVCu double glazed French doors to rear aspect, radiator, and carpet as fitted.

**Kitchen:** 3.43 x 2.62 maximum (11'03" x 08'07" maximum). PVCu double glazed window to side aspect, PVCu door to side aspect, fitted with a range of wall, base and drawer units with stainless steel sink and drainer unit inset, built in electric oven and gas hob, tiled splash backs and surrounds, space and plumbing for washing machine, and fridge/freezer, radiator, and vinyl flooring.

**Bathroom:** 1.67 x 2.59 (05'06" x 08'05"). Fitted with a three-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, extractor fan, radiator, and tiled flooring.

**Landing:** Doors to all rooms.

**Bedroom 1:** 4.98 x 3.32 (16'04" x 10'11"). PVCu double glazed window to front aspect, radiator, over stairs cupboard which once housed a WC, and carpet as fitted.

**Bedroom 2:** 3.62 x 2.46 (11'10" x 08'01"). PVCu double glazed window to rear aspect, ceiling light, panel heater, and carpet as fitted.

**Bedroom 3:** 2.72 x 2.41 (08'11" x 07'11"). PVCu double glazed window to rear aspect, ceiling light, panel heater, and carpet as fitted.

## OUTSIDE

To the front is a small garden area laid to shingle and at the rear an enclosed garden with personal access gate opening onto the parking spaces.

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

All mains' services supplied.

**EPC Rating:** D 65

**Council Tax Band:** B

**Local authority reference number:** 6706200350



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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### OFFICE OPENING HOURS

Mon – Fri 9.00 – 5.00pm, Saturday 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.

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