



Feversham Ave —£230,000 Freehold

Linda Saunders | Estate Agents



22 Feversham Avenue Bridgwater TA6 3QJ

We are pleased to offer for sale this extended and well-proportioned three-bedroom terrace home which is in very good decorative order throughout and is 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 has a ground floor single storey extension which provides a modern open plan kitchen/dining/seating area with large French doors opening onto the enclosed garden. The accommodation briefly comprises; modern refitted fitted kitchen/diner/seating room with integrated appliances, separate lounge, modern bathroom and three good-sized bedrooms. The property further benefits from gas central heating and PVCu double glazing. There is a good-sized enclosed garden with personal access gate to the rear and off-road parking to the front for up to two vehicles. An early inspection is advised to fully appreciate.

ACCOMMODATION (All measurements are approximate)

Entrance Porch: There is a very useful porch extension to the front which opens into the inner hallway. PVCu door and double-glazed window with plenty of space for coats and shoes, oak effect flooring.

Inner Hall: Stairs to first floor, continuation of the oak effect flooring door to lounge.

Lounge: 14'0" x 12'05" maximum measurement. PVCu double glazed window to front aspect, under stairs cupboard, radiator, and oak effect flooring.

Kitchen/Dining/Living Area: 08'11" x 07'10" maximum measurements. PVCu French doors with matching double-glazed full-length windows to

each side providing a bright and airy feel to this fantastic living space. There is a well-equipped modern grey shaker style kitchen with a range of modern matching floor and wall mounted cupboards with sink unit inset into complimentary work surfaces. integrated washing machine and fridge/freezer, built in double electric oven and induction hob with chimney style extractor over, two modern grey radiators, and wood effect flooring. There is an area set aside for dining and seating area for relaxing.

Bathroom: Fitted modern white suite comprising panelled bath with mains shower over and aqua boarding to walls, modern wash hand basin, and low-level WC, radiator, and tiled flooring.

Master Bedroom: 13'03" x 09'05" plus built in wardrobes. Two PVCu double glazed windows to front aspect, built-in over stairs cupboard,

handmade bespoke wardrobes to both ends of the room providing useful storage, radiator and carpet as fitted.

Bedroom 2: 11'0" x 08'11". PVCu double glazed window to rear aspect and overlooking the garden, radiator and carpet as fitted.

Bedroom 3: 08'0" x 07'11". PVCu double glazed window to rear aspect providing similar outlook to bedroom 2, radiator and carpet as fitted.

OUTSIDE

To the front of the property is a low maintenance tarmac driveway providing off road parking for two vehicles. The enclosed rear garden has the benefit of a personal access gate and is laid to patio providing several seating areas with an artificial lawn area at its centre. There is a garden shed.

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 **6302600220**

EPC Rating: **C 74**



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 E-mail: 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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