



Windsor Road —£85,000 Freehold

Linda Saunders | Estate Agents



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26 Windsor Road Bridgwater TA6 4HB

We are pleased to offer to the market this modern end of terrace house in the popular Polden Meadows development on the eastern side of the town, approximately one mile from the town centre and close to local amenities including schools and local shops. The property was originally built as a one-bedroom home with a first-floor lounge, bedroom and bathroom and after alteration, now briefly comprises; entrance hall, guest cloakroom, lounge converted from the integral garage, and kitchen/diner. To the first floor there are the two bedrooms and bathroom.

To the front there is off road parking for two vehicles whilst to the rear is a good size garden. The property has electric heating and requires major updating.

ACCOMMODATION (All measurements are approximate)

Entrance Hall: PVCu double glazed entrance door.

Guest Cloakroom: Window to front aspect, low level WC and wash hand basin.

Converted Garage (Lounge): 7'10" x 15'10" (2.39m x 4.84m) Single glazed timber frame window to front aspect.

Kitchen/Diner: 15'7" x 7'11" (4.77m x 2.43m) Single glazed timber frame window to rear

aspect and PVCu door to garden. Fitted wall & base mounted units with sink & drainer unit inset into work surface. Space for cooker, space and plumbing for washing machine. Electric wall mounted heater (not tested).

Landing: Stairs rising from the dining area. Single glazed wooden window to front aspect, electric heater.

Bedroom One: 9'4" x 10'2" (2.86m x 3.10m) Single glazed window to the front aspect.

Bedroom Two: 8'4" x 9'0" (2.56m x 2.75m) Single glazed window to the rear aspect. Wall mounted electric panel heater.

Bathroom: Single glazed window to the rear aspect, three-piece suite comprising; bath with electric shower over, low level WC, wash basin.

OUTSIDE

To the front of the property there is parking for two vehicles and to the rear a good-sized garden laid to lawn and patio.

Tenure: Freehold

Services: Mains electricity, water & drainage.

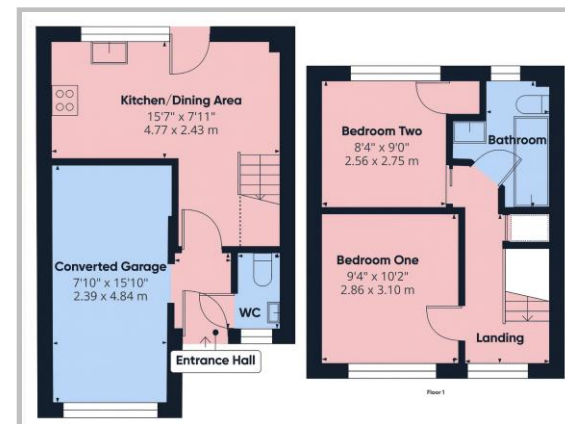
Council Tax: Band A

Energy Rating: E (39)

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

Money Laundering Regulations 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	39 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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OFFICE OPENING HOURS

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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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