

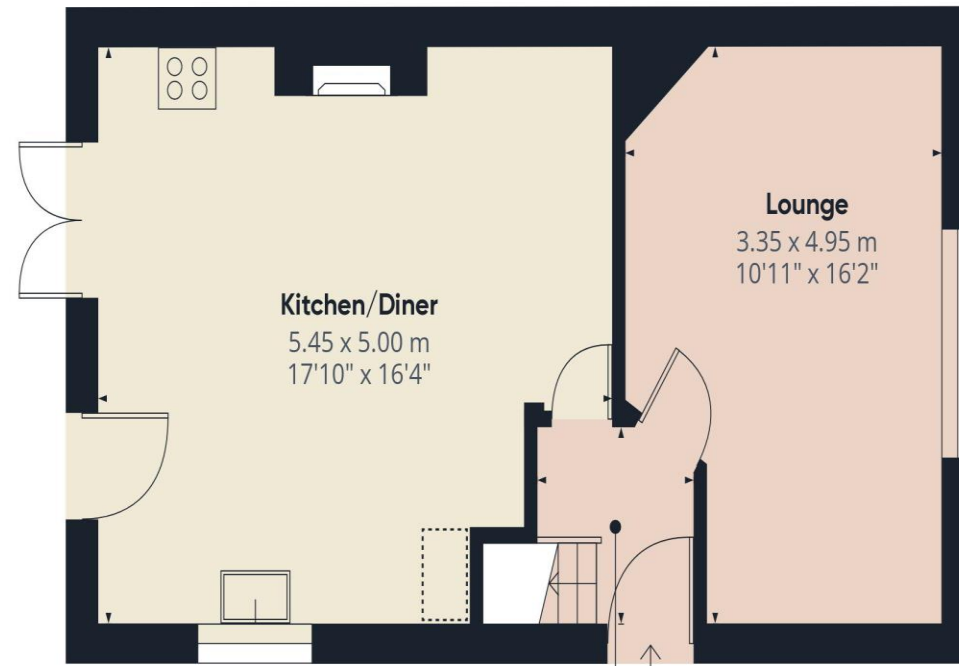


41 Kendale Road, , Bridgwater, TA6 3QD

£240,000 - Freehold

Three Well Proportioned Bedrooms | Front Aspect Lounge | Spacious Kitchen/Diner With Island Unit & French Doors To Garden | Large Than Average Rear Garden | Parking Via Centre Opening Gates To Rear Boundary | Option To Create Extra Parking Space | Fully UPVC Double Glazed & Gas Central Heating System | Walking Distance From Town Centre | Local Shops & Amenities Within Development | Council Tax Band: A & EPC Rating: D





Floor 0



Floor 1



Approximate total area^m

86.65 m²

932.74 ft²

Reduced headroom

0.42 m²

4.55 ft²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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THE PROPERTY

With PARKING TO THE REAR AND A LARGE KITCHEN/DINER - this is a fantastic example of this style of property.

The kitchen/diner was once a second reception room giving access to a narrow kitchen. With the wall now removed, there is a great family space, complete with island unit and additional work surface space.

This lovely family space is in addition to the main lounge which benefits from ample light, especially in the morning, with its large south east facing window.

To the first floor are three very well proportioned bedrooms. Bedroom One for example, measuring over 5 metres or 16ft wide x 3.07 metres or 10ft.

Completing the first floor accommodation is the bathroom with electric shower over the bath.

Outside there is a front garden providing privacy to the front window and a large rear garden - complete with side gate, outside tap, space for the three existing sheds (one of which has power and lighting) and of course the gates to the rear boundary, providing access to the off road parking.

The property is also fully UPVC double glazed and warmed by a gas central heating system. The 'Worcester' boiler is in the cupboard over the stairs.

Energy performance certificate (EPC)

41, Kendale Road BRIDGWATER TA9 3DD	Energy rating D	Valid until: 3 June 2028 Certificate number: 6676-7426-5230-3894-2902
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Property type: end-terrace house
Total floor area: 87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		61 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT

Lees & Waters, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

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.