



GIBBINS RICHARDS 
Making home moves happen

174 Kendale Road, Bridgwater TA6 3QQ
£205,000

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Spacious three bedroom end of terrace house * Popular location * Long rear garden *
Potential off road parking * Gas central heating *

This spacious end of terrace property provides well appointed accommodation including sitting room to front, fitted kitchen, lean-to/utility, downstairs bathroom, together with three bedrooms (including two double bedrooms) to the first floor. There is a generous size rear garden which also benefits from rear vehicular access, with a space for potential for an erection of a garage or parking bay (subject to the necessary consents).

The property is situated in a convenient location within easy walking distance to the town centre. Bridgwater itself provides an excellent range of shopping and leisure facilities as well as easy access to the M5 motorway at Junction 23 and 24 and a mainline intercity railway station.

Tenure: Freehold / Energy Rating: D / Council Tax Band: A

Total floor area - 702 sq.ft (65.2 sq.m.) approx.
Spacious end of terrace home
Popular location
Gas central heating
Double glazing
Generous size rear garden
Rear vehicular access
Level walk to town centre



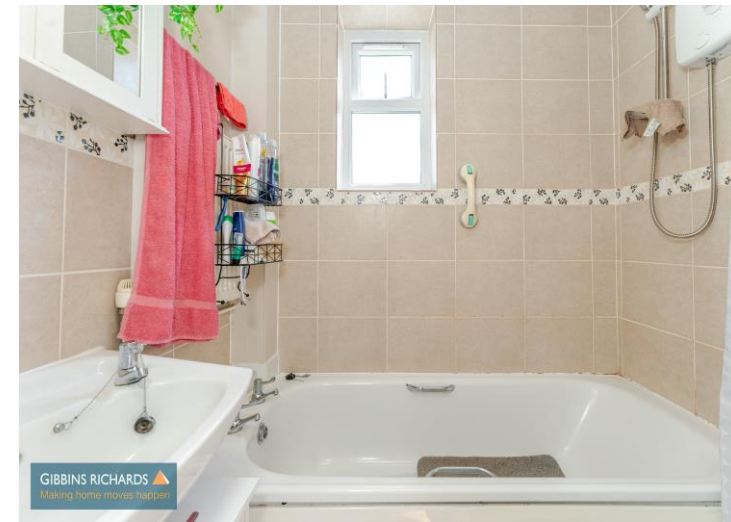
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Entrance Hall	Stairs to first floor.
Sitting Room	14' 10" x 10' 8" (4.52m x 3.25m)
Kitchen	8' 6" x 7' 5" (2.59m x 2.26m) (understairs storage)
Bathroom	Low level WC, wash hand basin and bath with overhead shower.
Lean-to Utility	
First Floor Landing	
Bedroom 1	15' 0" x 10' 0" (4.57m x 3.05m)
Bedroom 2	12' 5" x 8' 0" (3.78m x 2.44m)
Bedroom 3	9' 5" x 6' 8" (2.87m x 2.03m)
Outside	Side access through to a generous size rear garden with brick built storage shed, long lawn area, gravelled hard standing and ample space for the erection of a garage (subject to the necessary consents).



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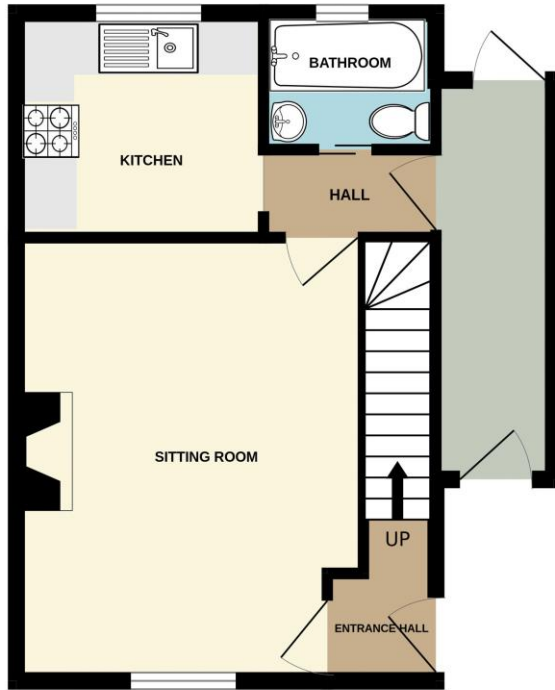


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GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



FIRST FLOOR
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.