



Pollard Road —£172,500 Freehold

Linda Saunders | Estate Agents



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39 Pollard Road
Bridgwater
TA6 4YA

This is a wonderful opportunity to acquire this very well presented two-bedroom terrace property which provides a comfortable and modern home. The property is conveniently situated close to local schools and shops and is a popular residential area which provides easy access to the town centre and the motorway network.

The property is spread over two floors and briefly comprises: a lounge and kitchen/diner, with and two first floor bedrooms and bathroom. The property further benefits from gas central heating, PVCu double glazing. There is a garden with patio area which is fully enclosed. An early inspection is advised. No onward chain. We are advised by the vendor there are two parking spaces.

ACCOMMODATION (All measurements are approximate)

PVCu entrance door, wood effect flooring, door to lounge.

Lounge: 13'07" x 13'0" maximum measurements. PVCu double glazed window to front aspect, stairs to first floor, radiator and carpet as fitted.

Kitchen/Diner: 13'08" x 07'02". Refitted with a range of base and wall units with roll top work surfaces, space for cooker, fridge freezer, and washing machine, inset stainless

steel sink and drainer, splashbacks and PVCu double glazed door and window opening onto the garden.

FIRST FLOOR

Landing: Smoke alarm, loft hatch and doors to all rooms.

Bathroom: PVCu obscure double-glazed window to rear aspect, fitted with a modern white three-piece suite comprising; low level WC, pedestal wash hand basin, panelled bath with shower over, part tiled walls, radiator, and vinyl flooring.

Bedroom One: 11'07" x 10'03". PVCu double glazed window to front aspect, built in cupboard, radiator, and carpet as fitted.

Bedroom Two: 08'10" x 06'09". PVCu double glazed window to rear aspect, radiator and carpet as fitted.

OUTSIDE

The rear garden is enclosed and laid to part patio and part lawn with a garden shed and back gate access.

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

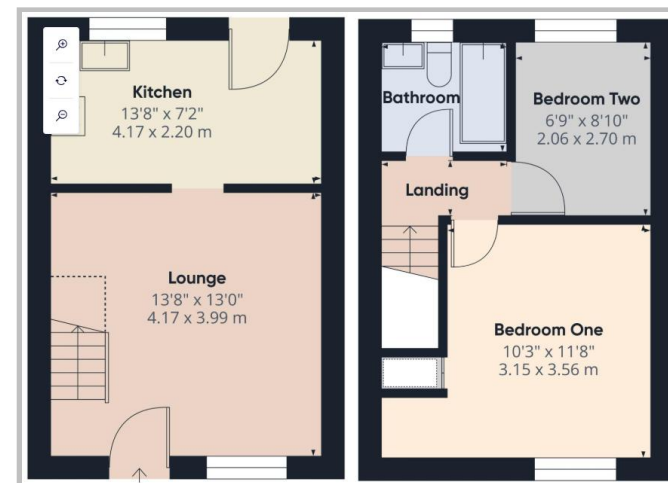
Council tax band: **A**

Local authority reference number: **7015850390**

EPC Rating: **C 70**

Services: Mains water, drainage, electricity and gas.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	70 C	
55-68	D		
39-54	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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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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