

  
**Natasha Howarth**  
ESTATE AGENTS



24 Penzoy Avenue, Bridgwater, TA6 5BT

**£250,000**

A truly incredible older style terraced house which has been beautifully modernised throughout and occupying a great position within walking distance of Bridgwater's station and local amenities.

Externally, the lovely rear garden is fully enclosed with a pedestrian timber gate leading to the parking area for two cars.

To the front of the property there is off road parking for multiple vehicles.

In brief the property comprises entrance hall, lounge, refitted kitchen/ diner with doors opening onto the garden. To the first floor are three bedrooms and a large family bathroom which has been refurbished in an elegant style with a walk in shower and separate bath.

For an appointment to view please contact the vendors sole agent

## ENTRANCE

Via composite front door and window combination unit with light pane inset to:

## ENTRANCE HALL

Stairs rising to first floor. Door to lounge.

## LOUNGE

Double glazed window to front aspect. Feature electric fireplace. Radiator. Wood effect flooring. Door to:

## KITCHEN/ DINER

Rear aspect double glazed window. Fitted with a vast range of grey wall, drawer and base units with work surfaces over and sink and drainer unit inset. Built in dishwasher and fridge/ freezer to remain. Integrated cooker & hob with stainless steel chimney style extractor over. Tiled splashbacks. Space and plumbing for a washing machine. Radiator, tiled floor. Boiler mounted on the wall (installed in 2022) Door to WC, Double glazed French doors opening onto the garden.

## CLOAKROOM

Fitted with a two piece suite comprising a close coupled WC with push button flush and wash hand basin. Part panelled walls, wood effect flooring.

## BEDROOM ONE

Double glazed window to rear aspect, radiator.

## BEDROOM TWO

Double glazed window to front aspect, radiator.

## BEDROOM THREE

Double glazed window to front aspect, radiator.

## BATHROOM

Rear aspect obscure double glazed window. Refitted with a contemporary four piece suite comprising large walk-in shower, bath, vanity wash hand basin and close coupled WC with push button flush. Colour co-ordinated floor and walls, heated towel rail.

## LANDING

Doors to bedrooms and bathroom. Loft hatch.

## EXTERIOR

### PARKING

On own driveway for multiple vehicles. There is also additional parking for two vehicles to the rear of the property.

### GARDEN

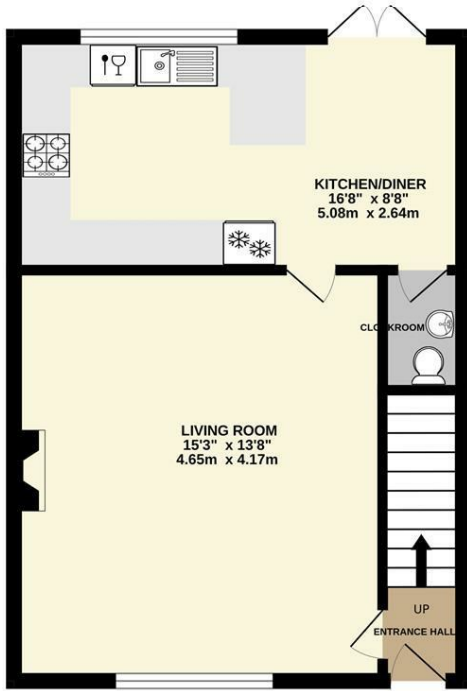
Mainly laid to lawn with patio adjacent to property and to rear. Shed on hardstanding to remain. Rear gate leading to parking.

### SERVICES

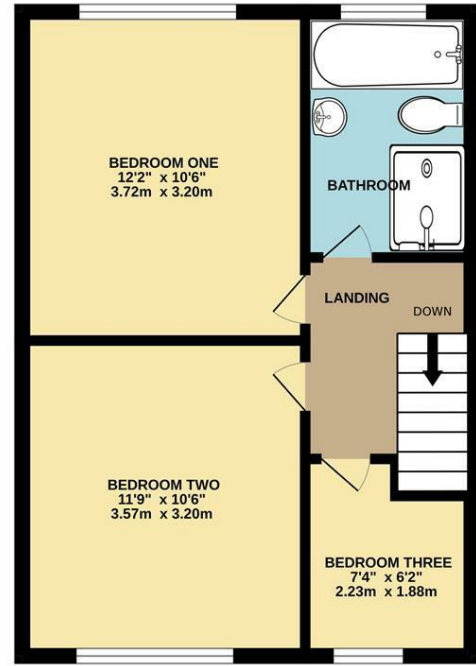
Mains gas, electricity, water and drainage.

# Floor Plan

GROUND FLOOR

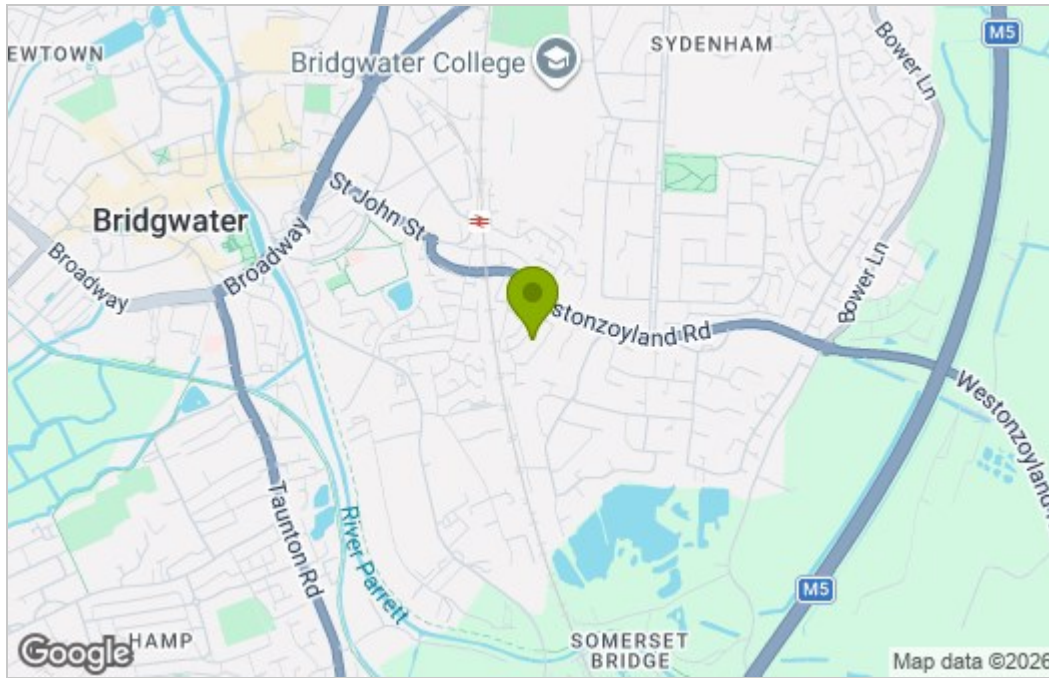


1ST FLOOR

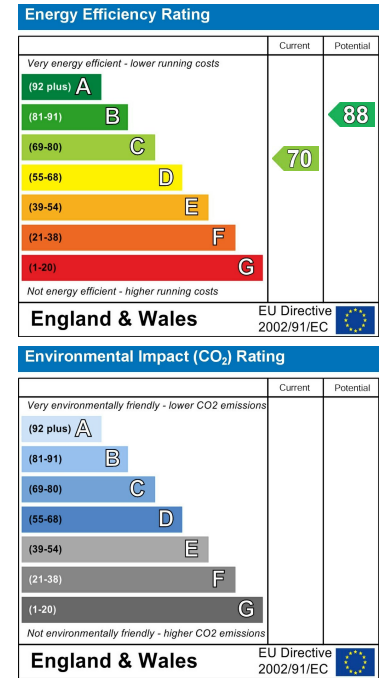


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller.



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