



Poplar Road - £120,000 Freehold

Linda Saunders | Estate Agents



47 Polar Road
Bridgwater
TA6 4UJ

Linda Saunders Estate Agents is pleased to bring to market this two bedroom back to back property situated within this popular east side location which provides easy access to the M5 motorway network. The property itself briefly comprises; living/dining room and modern fitted kitchen to the ground floor and family bathroom and two bedrooms to the first floor.

The property further benefits PVCu double glazing and crucially gas central heating, off road parking and a low maintenance open plan garden. An early inspection is highly recommended as it will appeal to both investors and first time buyers.

ACCOMMODATION (All measurements are approximate)

Entrance: Via PVCu front door into entrance hallway.

Lounge: 14'00" x 12'05" maximum measurement. PVCu double glazed Georgian style bow window to front aspect, textured ceiling and stairs to first floor landing, radiator and wood effect laminate flooring.

Kitchen: 12'04" x 05'08". Two PVCu double glazed windows to side and

front aspects, fitted with a range of light oak wall, drawer and base units with roll top work surfaces, stainless steel sink and drainer, ceramic hob, electric oven and extractor over, space and plumbing for washing machine, space for fridge/freezer part tiled walls, textured ceiling and ceramic tiled flooring.

Landing: Doors to both bedrooms and bathroom/WC.

Master Bedroom: 10'05" x 08'10". PVCu double glazed window to front aspect, textured ceiling and built-in wardrobe

with mirrored sliding doors, airing cupboard and carpet as fitted.

Bedroom Two: 09'20" x 05'11". PVCu double glazed window to front aspect, textured ceiling and carpet as fitted.

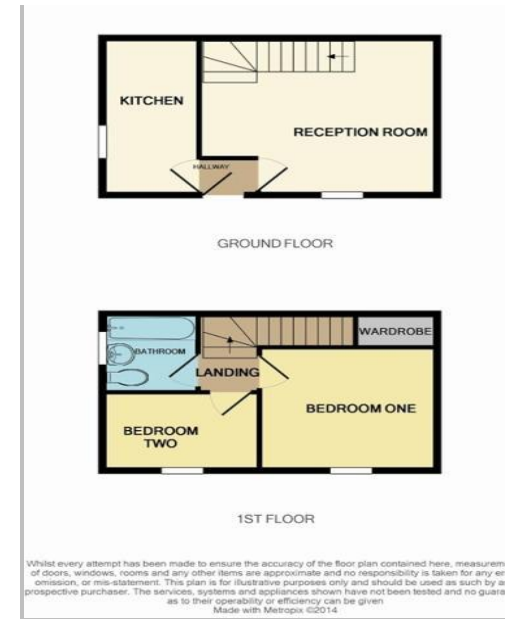
Bathroom: PVCu obscure double glazed obscure window to side aspect, part tiled and fitted white suite comprising; low level WC, pedestal wash hand basin and panelled bath with wall mounted electric shower over.

OUTSIDE

The garden which is to the front and open plan is laid to shingle with pathway to front door. To the front is an allocated parking space.

Please Note: These are preliminary details as we are awaiting their approval from our vendor.

EPC Rating: TBA



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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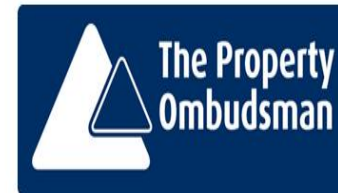
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