



1 Camden Place - £129,950 Freehold

Linda Saunders | Estate Agents



## I Camden Place Bridgwater

### TA6 3HH

Linda Saunders Estate Agents is pleased to bring to market this well presented and conveniently situated two bedroom mews style property situated within level walking distance to the town centre and is ideally placed to access all local amenities including local primary and secondary schools. The property itself briefly comprises; good sized open plan kitchen/living/dining room and utility area to the ground floor, family bathroom and two bedrooms to the first floor.

The property further benefits PVCu double glazing, an energy efficient electric boiler. An early inspection is highly recommended as it will appeal to both investors and first time buyers alike. It is available with no onward chain.

**ACCOMMODATION** (All measurements are approximate)

**Entrance Hallway:** Via PVCu front door with obscure glazed insert, radiator, PVCu double glazed window and stairs to first floor. Door to: -

**Utility Area:** 05'04" x 02'06". PVCu double glazed window, worktop with space and plumbing for washing machine under and tumble dryer over.

**Open Plan Kitchen/Lounge/Diner:** 25'0" x 10'07" reducing to 09'04". **Lounge Area:** 15'02" x 10'01". Two PVCu double glazed

windows to front aspect, radiator, TV & BT points and carpet as fitted. **Kitchen Area:** 09'09" x 09'04". Fitted with a range of modern wall and base units with concealed lighting and roll edge top work surfaces, stainless steel sink and drainer, four ring hob with electric oven under and extractor fan over, space for fridge & freezer, wall mounted combi boiler, part tiled walls and vinyl flooring.

**Landing:** Doors to bedrooms and bathroom and loft access.

**Bedroom:** 09'09" x 09'08". PVCu double glazed window to front aspect,

radiator and carpet as fitted.

**Bedroom 2:** 13'02" x 06'07". Two PVCu double glazed windows to front aspect, built in airing cupboard with water cylinder and immersion heater and also housing the Aztec Trianco electric boiler which provides central heating and hot water, radiator and carpet as fitted.

**Bathroom:** Fitted white three piece suite comprising; low level WC, pedestal wash hand basin and panelled bath with shower over, tiled splashbacks chrome heated towel rail and vinyl flooring.

## OUTSIDE

Pedestrian access to the property is from Camden Road via a shared tarmac driveway. There is a concrete pathway leading to the front door over which there is right of way to a shop which fronts onto North Street. The property also has a one metre strip immediately by its front door.

**EPC Rating:** F 27

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



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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If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

**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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