



Bath Road – £137,500 Freehold

Linda Saunders | Estate Agents



72 Bath Road
Bridgwater
TA6 4PQ

Linda Saunders Estate Agents is pleased to bring to market this recently updated end of terrace property situated close to the town centre and other local amenities.

The accommodation briefly comprises; refitted kitchen/breakfast room, lounge and new bathroom to the ground floor and two double bedrooms to the first floor.

The property further benefits from PVCu double glazing where specified, gas central heating and fully enclosed garden with access for a vehicle to park off road. Viewing is highly recommended as the property is certain to attract a lot of interest to both investors and first time buyers. The property is available with no onward chain.

ACCOMMODATION (All sizes are approximate)

Entrance Via: PVCu obscure double glazed door, to:

Lounge: 12'06" x 11'09" maximum measurements into recess. PVCu double glazed window overlooking front aspect, built in service cupboard, feature fireplace, radiator and new carpet as fitted.

Kitchen/Breakfast Room: 09'09" x 11'09" maximum measurement. Fitted with a range of modern hi-gloss grey wall drawer and base units with marble effect

roll top work surfaces over, single drainer sink with mixer taps over, grey metro style tiles to splash back areas, built in oven and gas hob with stainless steel chimney style extractor over, space for fridge freezer and washing machine. PVCu double glazed window to rear aspect, door to rear lobby, radiator and ceramic tiled flooring.

Rear Lobby: Airing cupboard housing the gas combination boiler and shelving, ceramic tiled flooring and doors to rear garden and bathroom

Bathroom: PVCu obscure double glazed window to rear aspect, fully refurbished and fitted white three piece suite comprising; low level WC, wash hand basin set into vanity unit, panelled bath with shower over, heated ladder style towel rail, fully tiled walls and flooring.

Landing: Loft hatch and carpet as fitted.

Bedroom 1: 12'01" x 11'10" maximum measurements into recess. PVCu double glazed window to front aspect, radiator and carpet as fitted.

Bedroom 2: 09'09" x 08'08". PVCu double glazed window to rear aspect, radiator, and carpet as fitted.

OUTSIDE

Enclosed by concrete block walling to one side the rear of the property is laid to low maintenance shingle with a patio area and double width gateway providing off road parking.

Please Note: These are preliminary details and are awaiting 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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