



Fairfax Road - £200,000 Freehold

Linda Saunders | Estate Agents



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14 Fairfax Road
Bridgwater
TA6 4LX

We are pleased to offer this three-bedroom family home with HMO potential? The property briefly comprises; two ground floor reception rooms, a modern fitted kitchen, guest WC and bathroom to the ground floor and three bedrooms to the first. There is the potential to extend into the loft, subject to planning. The property benefits from gas central heating, off road parking and a good-sized rear garden. Viewing is highly recommended as it is available with no onward chain.

ACCOMMODATION (All measurements are approximate)

Entrance Hallway: Via PVCu double glazed front door, radiator and stairs to first floor.

Reception Room 1: 4.19 maximum x 3.320 (13'09" x 10'10") Double glazed bow window to the front aspect, feature fireplace, radiator and carpet as fitted.

Reception Room 2: 3.34 x 2.29 (11'01" x 07'06"). Understairs cupboard, radiator and opens into the kitchen.

Kitchen: 2.91 x 2.27 (09'06" x 07'05"). Double glazed window to the rear aspect, further door to the covered area, fitted with a range of base and drawer units with

stainless steel sink and drainer unit inset, built in electric oven and hob, worktops with tiled splashbacks, space and plumbing for washing machine and fridge/freezer, vinyl flooring.

Cloakroom: With low level WC.

Bathroom: Window to rear aspect, fitted with a three-piece suite comprising low level WC, wash hand basin set into a vanity unit, panelled bath with shower over, heater, and vinyl flooring.

Landing: Doors to all rooms. Loft access, and new carpet as fitted.

Bedroom 1: 3.26 x 2.74 plus 1.76 x 2.04 (10'08" x 08'11" plus 05'09" x 06'08"). Double glazed bow window to front

aspect, radiator, fitted wardrobes housing the gas boiler, radiator and carpet as fitted.

Bedroom 2: 3.35 x 2.89 (10'11" x 09'06"). Double glazed window to rear aspect, radiator, and carpet as fitted.

Bedroom 3: 3.194 x 2.127 plus 0.624 x 1.352 (12'07" x 08'04"). Double glazed window to rear aspect, built in wardrobe, radiator, and carpet as fitted.

OUTSIDE

There is a level front garden area laid to shingle and providing off street parking. At the rear is a generously sized level garden with a brick built shed, a summer/hobby room and lawn and patio areas.

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

All mains' services supplied.

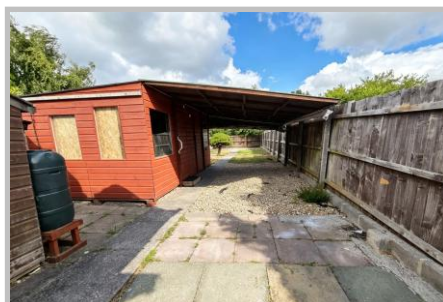
EPC Rating: D 64

Council Tax Band: B

Local authority reference number: 6105900550



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	73 C
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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Website: www.lindasaunders-estateagents.co.uk E-mail: hotproperty@lindasaundersestateagents.co.uk

FREE Market Appraisal

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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