



20 Windsor Road - £144,950 Freehold

Linda Saunders | Estate Agents



## 20 Windsor Road Bridgwater TA6 4HB

It is with pleasure that we bring to market this well presented one bedroom house situated within this mature development and conveniently located for local amenities. The property itself briefly comprises good sized open-plan lounge/diner/kitchen to the ground floor and one bedroom and bathroom to the first floor.

The property further benefits from PVCu double glazing, gas heater and hob and off road parking in front of the single garage. There is a small open plan front garden and a fully enclosed rear garden. The driveway and garage are to the side of the property. An early inspection is highly recommended to fully appreciate this property. Available with no onward chain!

### **ACCOMMODATION**

(All sizes are approximate)

Front door into: -

**Living Room:** 12'10" x 12'04" (3.91m x 3.75m). PVCu double glazed window to front aspect, stairs to first floor, understairs cupboard, radiator, and oak effect laminate flooring.

**Kitchen:** PVCu double glazed window to front aspect, range of modern grey wall and base units with laminated work surfaces over, metro style tiled splashbacks, inset stainless steel sink and drainer, built in electric cooker

with gas hob over, built in extractor, space and plumbing for washing machine and fridge/freezer.

**Landing:** Airing cupboard housing hot water tank, door to all rooms.

**Master Bedroom:** 12'10" x 10' (3.91m x 3.04m). PVCu double glazed window to front aspect, loft access, radiator and carpet as fitted.

**Bathroom:** 05'08" x 06'05". PVCu obscure double glazed window to front aspect, three piece white suite comprising;

panelled bath with electric shower over, pedestal wash hand basin, low level WC, modern tiled splashbacks, radiator, and oak effect laminate flooring.

### **OUTSIDE**

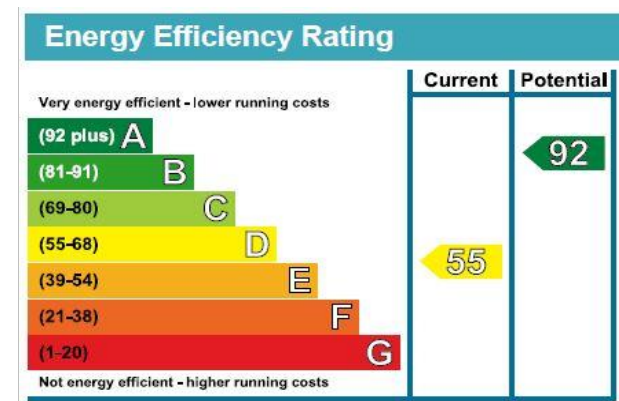
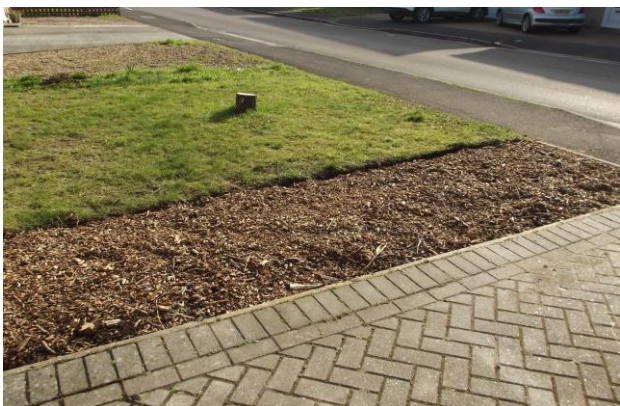
To the front is an open plan lawned area and parking for 1/2 vehicles in front of the single garage with up and over door. There is an enclosed rear garden.

EPC Rating: **D 55**

Council Tax Band: **A** (Local authority reference number 7021200200)

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

Floorplans:



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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