



Kendale Road –£215,000 Freehold

Linda Saunders | Estate Agents



143 Kendale Road Bridgwater TA6 3QF

We are pleased to offer for sale this well proportioned and well presented three bedroom terrace home which has been nicely updated in recent years to provide a great family. The property is conveniently situated in a popular residential area close to local schools and shops and provides easy access to the M5 motorway network.

The property briefly comprises; modern fitted kitchen with some integrated appliances, lounge, large conservatory, three good-sized bedrooms, and modern shower room. The property further benefits from gas central heating and PVCu double glazing. There is a large low maintenance garden with parking at the rear and two further parking spaces to the front. An early inspection is advised.

ACCOMMODATION

(All measurements are approximate)

Entrance Hall: PVCu double glazed main door and stairs to first floor.

Lounge: 14'07" x 12'05" (4.45m x 3.78m). PVCu double glazed window to front aspect, due to its impressive proportions the room lends itself to use as a dedicated lounge or as a lounge/diner, radiator, and carpet as fitted.

Kitchen: 09'01" x 07'10" (2.76m x 2.38m). Opens up into the conservatory allowing for a great social space. There is a well equipped new modern kitchen with an extensive range of modern matching floor and wall mounted cupboards with sink and drainer unit inset into complimentary square edged work surfaces. Integrated dishwasher, automatic washing machine and fridge/freezer, 'Range' style cooker unit with gas

hob and stainless steel extractor over, radiator, inset ceiling spotlights and tiled flooring.

Shower Room: PVCu double glazed window to rear aspect, fitted modern white suite comprising double shower unit with Metro style tiling to walls, modern wash hand basin, and low level WC, radiator, inset ceiling spotlights and vinyl flooring.

Conservatory: 13'05" x 12'03" (4.08m x 3.74m). A substantial PVCu double glazed conservatory built on brick walling and ideal for a variety of uses and currently used as a dining area. French doors opening onto the garden.

Master Bedroom: 17'03" x 09' 08" (5.26m x 2.94m). Two PVCu double glazed windows to front aspect, built-in wardrobe and boiler cupboard, radiator, inset ceiling spotlights and carpet as fitted.

Bedroom 2: 11'06" x 08'11" (3.50m x 2.73m). PVCu double glazed window to rear aspect and

overlooking the garden, inset ceiling spotlights, radiator and carpet as fitted.

Bedroom 3: 08'09" x 08'04" (2.66m x 2.53m). PVCu double glazed window to rear aspect providing similar outlook to bedroom 2, inset ceiling spotlights, radiator and carpet as fitted.

OUTSIDE

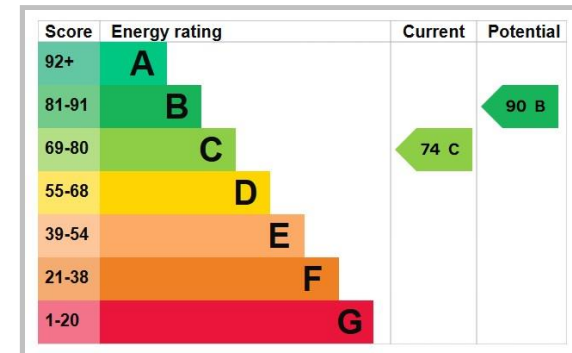
The front of the property is open plan which provides two off road parking spaces. The rear garden is also low maintenance with lawn and shingle areas, personal access gate leading to the additional parking space. A garage could be added subject to the necessary permissions.

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

Council tax band: **A**

Local authority reference number **6311101430**

EPC Rating: **C 74**



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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FREE Market Appraisal

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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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