



Marlborough Ave –£210,000 Freehold

Linda Saunders | Estate Agents



## 13 Marlborough Ave Bridgwater TA6 6DP

Do you need space inside and outside? Look no further! We are pleased to offer for sale this incredibly deceptive and well proportioned and three bedroom terrace home which is in the process of being updated and will just require finishing off. 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; a single storey extension comprising a modern 24' open plan kitchen, dining and sitting room with modern shower room off. This overlooks the 82' long secure rear courtyard/parking area with garage. There is also a generously proportioned lounge. There are three bedrooms, and modern refitted bathroom to the first floor and the added benefit of a loft room accessed from one of the bedrooms. The property further benefits from gas central heating and PVCu double glazing. An early inspection is advised to fully appreciate.

**ACCOMMODATION** (All measurements are approximate)

**Entrance Hall:** PVCu double glazed main door, radiator, wood flooring and stairs to first floor.

**Lounge:** 20'08" x 14'0". Formally two separate rooms, PVCu double glazed window to front aspect, open fireplace with log burner inset, radiator, and wood flooring.

**Utility Room:** Base unit, worktop and space for washing machine, tumble dryer and under counter fridge/freezer, two wall mounted units and laminate flooring.

**Kitchen/Dining/Sitting Room:** 24'09" x 14'02". A great social/family space. There is a well equipped 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. 'Range' style dual fuel cooker unit with extractor over, Velux window, PVCu double glazed door and French door to rear aspect, radiator, inset ceiling spotlights and tiled flooring.

**Shower Room:** Obscure PVCu double glazed window to rear aspect, fitted modern white suite comprising double shower unit, modern vanity wash hand basin, and low level WC, chrome ladder style radiator, and continuation of the tiled flooring flooring.

**Landing:** Storage cupboard and doors to all rooms.

**Master Bedroom:** 11'05" x 08' 08". PVCu double glazed window to rear aspect, built-in cupboard, radiator. Stairs to: -

**Loft Room:** 11'05" x 08'08". Currently used as a store/dressing room, Velux window, radiator.

**Bedroom 2:** 10'08" x 08'06". PVCu double glazed window to front aspect, radiator and carpet as fitted.

**Bedroom 3:** 08'01" x 06'08". PVCu double glazed window to front aspect providing similar outlook to bedroom 2, radiator and carpet as fitted.

**Bathroom:** 07'05" x 05'04". Obscure double glazed window to rear aspect, modern bath with mains shower over, wash hand basin and low level WC, chrome ladder style radiator and vinyl flooring.

### **OUTSIDE**

The front of the property is a small front garden with personal access gate and pathway to front door. The rear garden is also low maintenance with blocked

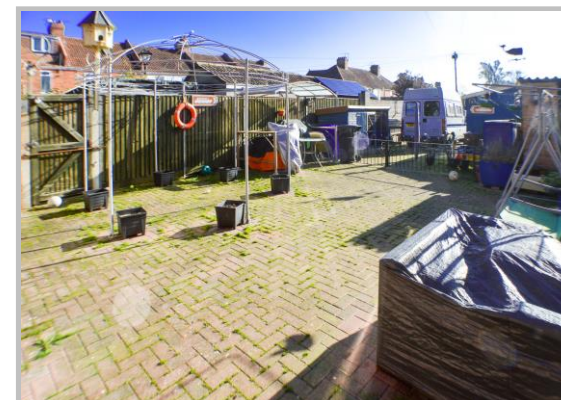
paved and concrete areas, large double vehicular access gate leading to the parking area. There is a single garage. This area is up to 84 ft long. This is particularly useful if you are a tradesman or driver of a van or own a motorhome.

**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: **D**



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**

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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