



146 Parkway, Bridgwater TA6 4HP

£229,950

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**** NO ONWARD CHAIN ****

Located within the 'Sydenham' estate on Bridgwater's east side, this spacious three bedroom terrace house is well presented throughout. Internally, the accommodation is fully UPVC double glazed and warmed by mains gas fired central heating. The accommodation is arranged over two storeys and comprises in brief; entrance hall, kitchen/dining room, sitting room, utility room, ground floor WC. To the first floor a landing leads to three bedrooms and shower room. Good size private rear garden.

Tenure: Freehold / Energy Rating: C / Council Tax Band: A

The property is located within easy access to local shops and amenities and within a short distance of Bridgwater's town centre. Bridgwater town itself offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

NO ONWARD CHAIN
MODERN KITCHEN & SANITARY FITMENTS
FULL UPVC DOUBLE GLAZING
GAS FIRED CENTRAL HEATING
OFF ROAD PARKING
GOOD SIZE REAR GARDEN
THREE FIRST FLOOR BEDROOMS
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES

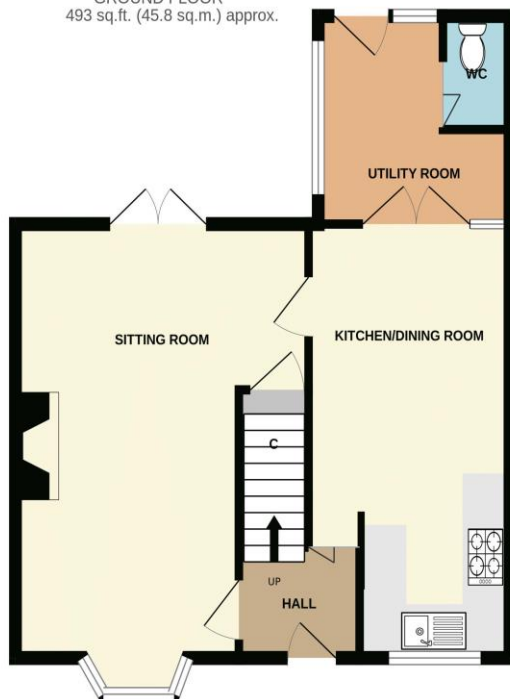




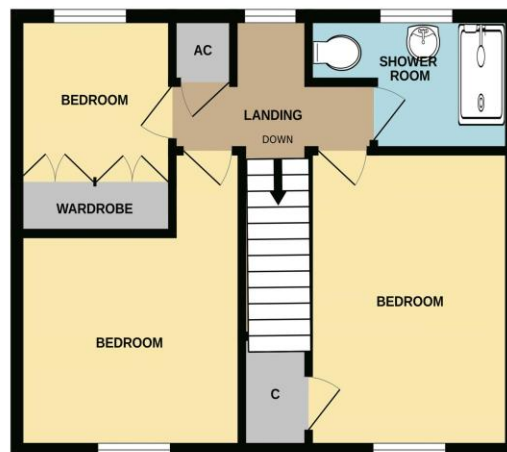
Entrance Hall	5' 7" x 4' 10" (1.70m x 1.47m) Stairs rising to first floor.
Kitchen/Dining Room	18' 10" x 9' 8" (5.74m x 2.94m) (max) Front aspect window. Double opening French doors to utility room.
Utility Room	8' 7" x 8' 7" (2.61m x 2.61m) Windows and door to rear garden.
WC	4' 11" x 2' 7" (1.50m x 0.79m) WC
Sitting Room	17' 10" x 13' 6" (5.43m x 4.11m) Doors to understairs storage cupboard. Bay window to front. Double opening French doors to rear garden.
First Floor Landing	Rear aspect window. Doors to three bedrooms and shower room. Door to airing cupboard housing 'Baxi' gas combination boiler.
Bedroom 1	12' 6" x 9' 7" (3.81m x 2.92m) Front aspect window. Door to storage cupboard (over stairs recess).
Bedroom 2	12' 6" x 10' 6" (3.81m x 3.20m) (max) Front aspect window. Hatch to loft.
Bedroom 3	8' 3" x 7' 7" (2.51m x 2.31m) Rear aspect window.
Shower Room	5' 6" x 5' 6" (1.68m x 1.68m) increasing to 9' 7" (2.92m) Rear aspect obscure window. Fitted with a white three piece suite comprising low level WC, wash hand basin with storage unit under and oversized shower enclosure with 'Mira' electric shower.
Outside	Front garden has a tarmac hardstanding providing off road parking with double metal gates, further area of gravel for additional parking if required. The rear garden measures approximately - 67' (20.41m) in length by 24' 6" (7.46) in width. The rear garden is fully enclosed by timber fencing to all sides and offers a good degree of privacy. There is a brick paviour hardstanding alongside the property providing pleasant seating space with area of lawn beyond with shrubs, flower borders. Timber pergola and large timber shed. Fishpond.



GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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