



GIBBINS RICHARDS 
Making home moves happen

122 Kendale Road, Bridgwater TA6 3QF
Guide Price £200,000

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* Spacious & Refurbished * Terrace house * Long rear garden * No chain

This spacious terrace property is presented in good order throughout and benefits from underfloor heating to both the sitting room and kitchen/dining areas.

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

The accommodation in brief comprises; entrance hall, spacious sitting room with fireplace recess, modern kitchen/dining room - the kitchen benefits from a number of built-in appliances to include fridge and freezer units, oven and gas hob. Whilst to the first floor there are two double bedrooms including an en-suite shower to master bedroom and a spacious Victorian style bathroom suite. To the outside there is an area of front garden which could potentially be used as an off road parking space (subject to the necessary consents) and a long rear garden with pedestrian access.

The property is located in a popular location close to Victoria Park and within a short walk of the town centre itself. The property further benefits from no onward chain and is complimented by gas central heating.

693 sq.ft (64.4 sq.m) approx.

No onward chain

Well presented home

Ideal first time purchase

Spacious sitting room

Re-fitted kitchen

En-suite shower room

Long low maintenance rear garden

Gas central heating





Entrance Hall
Sitting Room

14' 5" x 12' 10" (4.39m x 3.91m) Fireplace recess. Underfloor electric heating. Understairs storage. Porcelain tiled flooring. Opening to;

Kitchen/Dining Room

17' 0" x 7' 8" (5.18m x 2.34m) with underfloor heating and porcelain tiled flooring. Built-in appliances to include oven, gas hob, fridge and freezer units. Gas fired central heating boiler. Access to rear garden.

First Floor Landing
Bedroom 1

Loft access via pull down ladder. 14' 2" x 11' 5" (4.31m x 3.48m) reducing to 9' 5" (2.87m) in part. Airing cupboard.

En-Suite Shower Room
Bedroom 2
Bathroom

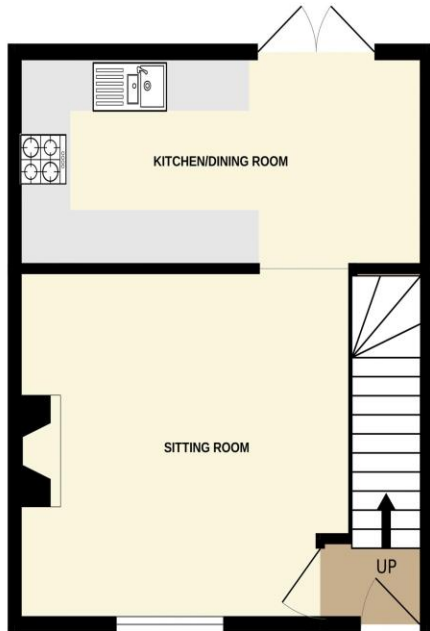
Shower enclosure and wash basin. 11' 2" x 9' 0" (3.40m x 2.74m) 8' 0" x 7' 10" (2.44m x 2.39m) Attractively fitted with a Victorian style suite including a slipper bath, wash basin, vanity mirror, WC and Victorian style radiator/towel rail.

Outside

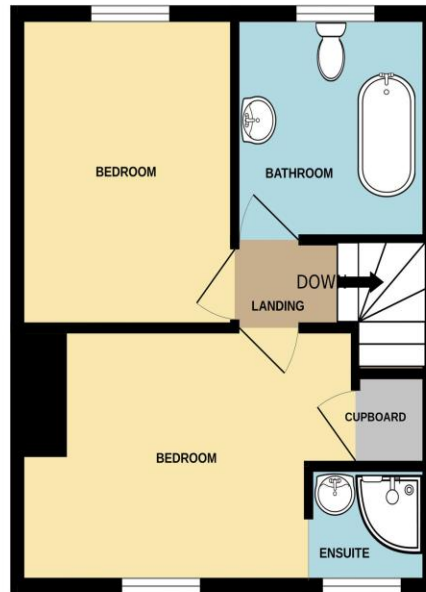
Enclosed front garden. Long low maintenance rear garden containing storage shed, patio, artificial lawn and rear access. The garden itself benefits from a south facing aspect.



GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



FIRST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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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