



Mendip Road –£234,950 Freehold

Linda Saunders | Estate Agents





## 30 Mendip Road Bridgwater TA6 4 JH

This is a wonderful opportunity to acquire a three-bedroom home set in this ever-popular residential area of similar properties. The property is conveniently situated close to local schools and shops and is a popular residential area which provides easy access to the M5 motorway network. These properties offer deceptively large accommodation and are ideal family homes. The property benefits from solar panels to two elevations.

The property briefly comprises; fitted modern kitchen/diner, lounge, three bedrooms and family bathroom. There is a conservatory running across the rear elevation which is split into two. One half forms a useful utility area and incorporates the former outside WC. The other half provides for a more traditional conservatory area with views of the the enclosed garden. The property further benefits from gas central heating, PVCu double glazing, fascias, and soffits. There are attractive gardens front and rear with sheds and greenhouse included. The layout could easily lend itself as an HMO. An early inspection is advised.

### **ACCOMMODATION** (All sizes are approximate)

**Entrance Hall:** Via PVCu door with decorative inserts, carpet as fitted, stairs rising to first floor and door to lounge.

**Living Room:** 18'03" x 15'06" (5.60m x 4.19m) maximum measurement. PVCu double glazed window to front aspect, feature fireplace with gas fire inset, radiator, carpet as fitted. PVCu French doors into conservatory. Door to: -

**Kitchen/Diner:** 18'07" x 09'09" (5.68m x 2.96m). PVCu double glazed windows and doors to both the front and rear aspects, range of modern wall and base units with

complimentary work surfaces, single bowl sink and drainer unit, space for appliances including dishwasher, built in oven and hob with chimney style extractor over, tiled splashbacks, and tiled flooring.

**Utility Area:** PVCu construction with sliding patio doors and featuring floor and wall units, sink, plumbing for washing machine and space for tumble dryers and chest freezer, and tiled flooring.

**Cloakroom:** Accessed from the conservatory/utility, low level WC, and tiled flooring.

**Conservatory:** 10'0" x 07'04" (3.05m x 2.24m). PVCu construction with sliding patio doors, vertical blinds, power and carpet as fitted.

**Landing:** PVCu double glazed window to rear aspect, airing cupboard with combination boiler inset.

**Master Bedroom:** 12'07" x 09'09" (3.18m x 2.97m). PVCu double glazed window to front aspect, built in wardrobe, radiator and carpet as fitted.

**Bathroom:** PVCu obscure double-glazed window to rear aspect, modern white three-piece suite comprising; panelled bath with mains shower

over, pedestal wash hand basin, low level WC, radiator and vinyl flooring.

**Bedroom 2:** 10'05" x 09'0". PVCu double glazed window to front aspect, radiator and laminated flooring.

**Bedroom 3:** 09'0" x 07'08". PVCu double glazed window to rear aspect, radiator and carpet as fitted.

## OUTSIDE

To the front there is a relatively low maintenance garden laid to shingle with ornamental shrubs and bushes.

The rear garden is laid to lawn with a decked area and pathway, greenhouse, timber shed and a further steel shed. The raised decked area is adjacent to the house and accessed from both the utility area and the conservatory.

There are solar panels to two elevations included in the sale and our vendor informs us that they substantially reduce their utility costs. All mains' services supplied.

Local Authority Sedgemoor

Local authority reference number 6407100300

Council Tax Band: **A**

EPC Rating: **D 65**

Please note: These are preliminary details. They are not intended to be relied upon as a statement or representation of fact. They are for information only and are subject to change without notice. The vendor makes no warranty, representation or statement as to the accuracy, completeness, or reliability of the information contained herein. The information is given in good faith, they should not be relied upon as a statement or representation of fact.

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Mon – Fri 9.00 – 5.00pm, Saturday Viewings by appointment

Website: [www.lindasaunders-estateagents.co.uk](http://www.lindasaunders-estateagents.co.uk) E-mail: [hotproperty@lindasaundersestateagents.co.uk](mailto:hotproperty@lindasaundersestateagents.co.uk)

### 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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