



Kingsdown – £150,000 Leasehold

Linda Saunders | Estate Agents



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## 41 Imperial Way Kingsdown Bridgwater TA6 4FP

We are pleased to offer this spacious end-of-terrace two bedroom house within this modern residential location. The property offers an excellent opportunity to own a comfortable and affordable home. The property briefly comprises; open plan kitchen/lounge/diner, two bedrooms, bathroom, and utility/guest WC. There is an enclosed rear garden and an allocated parking space. Viewing is highly recommended as it is available with no onward chain.

**ACCOMMODATION** (All measurements are approximate)

**Entrance Hallway:** Glazed door, stairs to first floor, consumer unit, radiator, door to: -

**Kitchen/Lounge/Diner:** 26'08" x 10'02". PVCu double glazed windows to front, side and rear aspects, double glazed door to rear aspect, fitted with a range of eye and low level units, work surface with stainless steel sink and drainer with tiled splashbacks. Electric oven with gas hob and extractor over and space and plumbin for dishwasher. TV point. Wall mounted gas boiler. Door to: -

**Utility/Guest WC:** PVCu double glazed window to rear aspect, modern

white suite comprising; low level WC, pedestal wash hand basin with tiled splashbacks and base and wall units with worktop and plumbing for a washing machine below, radiator and vinyl flooring.

**Understairs Cupboard:** This generous area has power and light and ideal location for a fridge/freezer.

**Bedroom 1:** 13'09" x 09'10" maximum measurement. PVCu double glazed window to rear aspect, ceiling light, airing cupboard housing the hot water cylinder, radiator, and BT point.

**Bedroom 2:** 13'10" x 09'08" maximum measurements. PVCu double glazed window to front aspect, built in

overstairs storage cupboard, ceiling light, radiator, and TV point.

**Bathroom:** PVCu double glazed window to side aspect, fitted with a three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mains shower over, tiled splashbacks, extractor fan, radiator, and vinyl flooring.

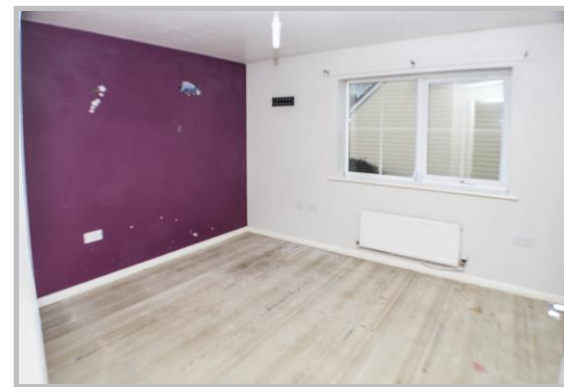
### **OUTSIDE**

To the front is a small garden area. To the side is a personal access gate to the rear garden. The rear garden is low maintenance with two block paved patios and footpath to the shed. The rear garden is fully enclosed.

**EPC Rating:** B 81

**Council Tax Band:** B

**Local authority reference number:** 0803500410



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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