



Natasha Howarth

ESTATE AGENTS



110 Fairfax Road, Bridgwater, TA6 4LT

£149,950

Natasha Howarth Estate Agents are delighted to offer for sale this superb end terraced house which is situated on Fairfax Road on the Eastern outskirts of Bridgwater.

This three double bedroom family home is very well presented with double glazing and gas central heating throughout. The accommodation briefly comprises entrance hallway, living room, kitchen/ breakfast room and utility to the ground floor.

Upstairs there are three bedrooms a bathroom and WC.

In addition the the rear garden has been landscaped with a large timber shed to remain.

For more information or an appointment to view please contact the vendors sole agents.

Please be aware that this property is non-traditional construction and may not meet criteria for mortgage lenders.

ENTRANCE

Via UPVC double glazed front door with glass panes inset to:

ENTRANCE HALLWAY

Double glazed window to front aspect. Radiator, staircase rising to first floor with cupboard beneath, doors to living room and kitchen/ breakfast room.

LIVING ROOM

Rear aspect double glazed window. Feature fireplace, radiator.

KITCHEN/ BREAKFAST ROOM

Dual aspect double glazed windows. Fitted with a range of wall, base and drawer units with effect roll top work surfaces over and stainless steel sink and drainer unit inset. Built in appliances to remain including electric fan oven with gas hob over and splashback, built in fridge/ freezer, tiled splash backs. Breakfast bar. Door to:

UTILITY ROOM

Double glazed window to front aspect. Space for fridge/ freezer, space and plumbing for a washing machine. Storage area. Double glazed door to the garden.

LANDING

Two double glazed windows to front aspect. Doors to bedrooms, bathroom and WC.

BEDROOM ONE

Rear aspect double glazed window. Built in wardrobe, radiator.

BEDROOM TWO

Rear aspect double glazed window, built in cupboard housing the boiler, radiator.

BEDROOM THREE

Front aspect double glazed window, radiator. Loft hatch.

BATHROOM

Obscure front aspect double glazed window. Fitted with a two piece suite comprising panelled bath with mains shower over and pedestal wash hand basin. Predominantly tiled walls.

WC

Obscure double glazed window to side aspect. Fitted with a WC. Radiator.

EXTERIOR

REAR GARDEN

Fully enclosed with panel fencing. Mainly laid to lawn with mature shrub, tress and flower borders. Large garden shed to rear to remain. Pedestrian gate to the front of property.

SERVICES

Mains gas, electricity, drainage and water.

NB

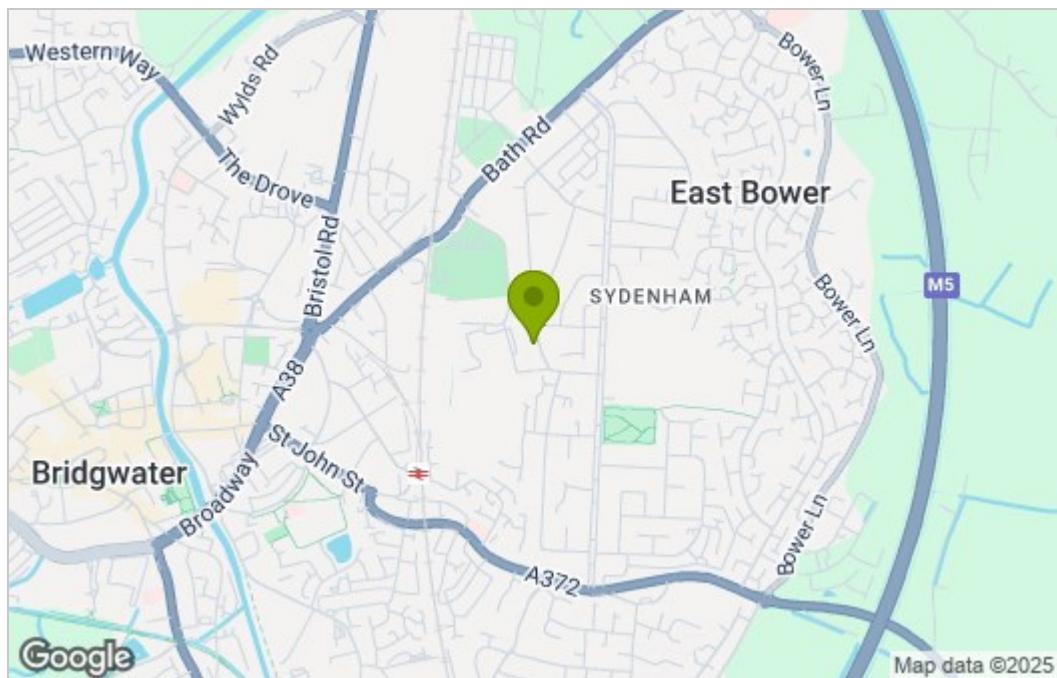
This property is non-traditional construction and may not meet criteria for some mortgage lenders.

Floor Plan



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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller.