



Wilkins Road, Bridgwater, TA6

Offers in excess of: £157,000 Freehold

- 2 Bedrooms
- Entrance Hall
- Living Room
- Kitchen Dining Room
- Bathroom
- Great Outside Space
- Off Road Parking

This spacious TWO BEDROOM end of terrace house is situated on a corner plot in the popular area of Bower, comprising of KITCHEN/DINER, LIVING ROOM, RECENTLY RENOVATED BATHROOM.

There are possibilities of extending on this prime site (subject to planning) NO ONWARD CHAIN. EPC D.

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Freehold





Entrance Hall Staircase rising to the first floor, wall mounted radiator, BT point. Leading to:

Living Room 13'8" x 10'11" (4.17m x 3.33m) Front aspect double glazed UPVC window, wall mounted radiator, TV point, door to under stair storage cupboard.

Kitchen Dining Room 14' x 7'10" (4.27m x 2.4m) Built in kitchen units comprising of three bases units and two wall units. Built in fridge, freezer and space for a washing machine. Slate flooring. Wall mounted 'Potterton' gas fired central heating boiler with adjacent control panel. Rear aspect double glazed UPVC window. Dining section with ample space for the sitting of a table, wall mounted radiator. Rear aspect UPVC double glazed French doors opening out into patio and garden.

First Floor Landing Stairs rise from the entrance hallway onto the first floor Landing. Side aspect double glazed window. Door providing access to the airing cupboard with hot water cylinder and timber slat shelving. Further 4 panel pine doors to two bedrooms and re-fitted bathroom and loft access trap.

Bedroom 1 14'1" (max) x 10'4" (4.3m (max) x 3.15m) Front aspect double UPVC window, wall mounted radiator, bulk head shelf over stairs.

Bedroom 2 8'7" x 7'8" (2.62m x 2.34m) Plus built in double wardrobes with hanging rail and high level storage. Rear aspect double glazed UPVC window, wall mounted radiator.

Bathroom Re-fitted in a timeless white suite comprising of low-level WC with chrome coloured push button flush system, pedestal wash hand basin with chrome coloured antique style taps and waste fittings, side panelled bath with chrome coloured antique style mixer attachment with wall mounted riser rail kit, full height ceramic tiling to bath area, splashback tiling elsewhere, wall mounted electric shaver socket, wall mounted radiator, rear aspect glazed UPVC obscure window, electric shower over the bath.

EPC Since the EPC of June 2014 the vendors have done the following to improve the rating: -
Cavity wall insulation
Increased loft insulation and boarded

