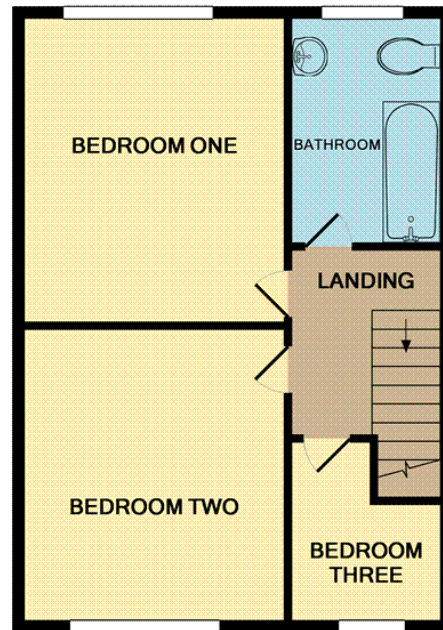
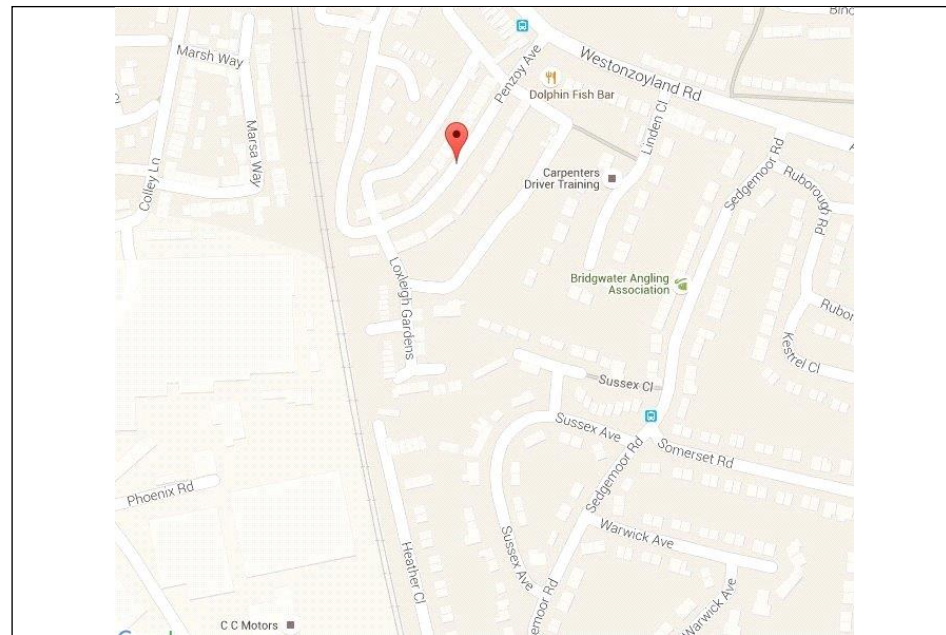


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Penzoy Avenue, Bridgwater, TA6

Offers in Excess of : £165,000

- Three Bedrooms
- 15FT Lounge
- Cloakroom
- 16FT Kitchen/Dining Room
- Large Garden
- Off Road Parking
- No Onward Chain

A THREE BEDROOM terrace which has been REFURBISHED to a high standard.  
16FT KITCHEN/DINING ROOM, LARGE GARDEN and AMPLE OFF ROAD PARKING.  
EPC - C.

### Bridgwater Lettings

34-35 Cornhill, Bridgwater  
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t: **01278 455255**  
e: [bridgwater@cjhole.co.uk](mailto:bridgwater@cjhole.co.uk)

[www.cjhole.co.uk](http://www.cjhole.co.uk)

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**Entrance Hall** Telephone point.

**Lounge** 15'4" x 13'9" (4.67m x 4.2m) UPVC double glazed window to front, telephone socket, TV point, radiator, electric wall mounted fire and thermostat.

**Kitchen / Dining Room** 16'8" x 8'8" (5.08m x 2.64m) Gas hob, electric cooker and space for washing machine. Radiator. Combi boiler.

**Cloakroom** 7'9" x 2'6" (2.36m x 0.76m) WC and wash hand basin. Radiator.

#### FIRST FLOOR

**Landing** 7'7" x 6' (2.3m x 1.83m) Radiator and smoke alarm.

**Bedroom One** 12'5" x 10'5" (3.78m x 3.18m) UPVC double glazed front aspect window. Radiator.

**Bedroom Two** 12'2" x 10'6" (3.7m x 3.2m) UPVC double glazed rear aspect window. Radiator.

**Bedroom Three** 7'4" x 6' (2.24m x 1.83m) UPVC double glazed front aspect window. Radiator.

**Bathroom** 9'2" x 6' (2.8m x 1.83m) UPVC double glazed rear aspect window, towel radiator, pedestal wash basin, WC, bath with electric shower over.

#### OUTSIDE

**Rear Garden** Patio area with paving slabs, area laid to lawn. Parking at rear.

**Front Garden** Laid to lawn with off road parking for two cars.

**Bridgwater historically is a market town and civil parish in Somerset. The town lies along both sides of the River Parrett which has been a major port and trading centre that still maintains an industrial base. Situated on the major communication routes through South West England, Bridgwater is located between two junctions of the M5 motorway.**

**Bridgwater railway station is on the main railway line between Bristol and Taunton with direct lines to Paddington.**

**Living in Bridgwater and being on the edge of the Mendips to the North and the Quantock hills to the west, the landscape brings beauty and tranquility. The town also links the Severn Estuary to Taunton via the "Bridgwater and Taunton canal" providing countryside walks and cycle paths. The November Carnival held annually is now best known for the illuminated magical displays which attracts around 150,000 people from around the country and overseas. The vibrant town centre offers a good range of amenities including Bars, Cafés and Coffee shops including High Street outlets and "Angel Place" shopping centre.**

