



41 Courtway Avenue
Bridgwater, Somerset, TA6 4LQ

Brightest move

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£235,000



A chance to acquire this spacious terraced house which is situated in a cul-de-sac position just off Bincombe Road on the Eastern outskirts of Bridgwater.

The re-modelled accommodation briefly comprises entrance hallway, utility room, cloakroom/WC, living room, dining room and kitchen to the ground floor.

Upstairs there are three bedrooms all with built in wardrobes and a refitted family bathroom.

Externally there is ample off street parking to the front and a good size rear garden which includes a cabin and large shed.



Courtway Avenue is situated within half a mile of the local shops including convenience store and takeaways with a wider range of amenities in the town centre of Bridgwater.

Bridgwater is an emerging town situated in the heart of the borough of Sedgemoor and within 11 miles of Taunton and 38 miles of Bristol. The town which is famed for its annual carnival is a thriving place with many new jobs being created in recent years.

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

SERVICES: Mains electricity, water and drainage HEATING: Oil fired central heating system TENURE: Freehold COUNCIL TAX BAND: A



Living Room 21' into bay x 11' 03" into recess (6.4m x 3.43m)

Dining Room 13' x 9' 01" (3.96m x 2.77m)

Kitchen 10' 10" x 7' 11" (3.3m x 2.41m)

Utility Room 9' 07" x 8' 09" max (2.92m x 2.67m)

Bedroom One 12' 07" x 9' 09" (3.84m x 2.97m)

Bedroom Two 10' 05" x 9' 01" (3.18m x 2.77m)

Bedroom Three 9' 01" x 7' 07" (2.77m x 2.31m)

Cabin 12' x 6' (3.66m x 1.83m)

Approximate Total Floor Area 95 Square Metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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