

# Opal Walk

Bridgwater, TA6 4US

COOPER  
AND  
TANNER



**£195,000 Freehold**

This well presented end of terrace property is situated within the Kings Down development in Bridgwater. Offered to the market with no onward chain!

# Opal Walk Bridgwater TA6 4US

 2  1  1 EPC B

## £195,000 Freehold

### ACCOMODATION

This well-proportioned two bedroom end of terrace house is perfect for first time buyers and/or investors. Situated within the popular Kings Down Development just a short distance from junction 23 and the connecting motorway.

Upon entering the property you'll find the open plan living space, through which you'll find the kitchen comprising of matching wall and base units finished in white with wood effect worktops. Benefitting from integral electric oven and gas hob with extractor fan and space for a dishwasher and free standing fridge freezer. The living room sits to the rear of the property, natural light floods this space through patio doors which lead onto the enclosed rear garden. On the ground floor there is a cloakroom providing wash facilities.

To the first floor there are two bedrooms, both accompanied by the family bathroom comprising of a bath with over head shower, WC and wash hand basin. The property benefits from gas central heating, UPVC double glazed windows & doors. The garage offers further storage space along with an off road parking space.

### LOCATION

The town of Bridgwater offers a range of independent and high street stores, food outlets, Post Office, cinema and a great choice of pubs and restaurants. Bridgwater sits between Junction 23 and 24 of the M5, making it ideal for commuters. Less than a mile away is Bridgwater train station, where you can pick up the main Bristol to Exeter line across the South West and beyond.

### COUNCIL TAX

Band B

### TENURE

Freehold

### SERVICES

Mains gas, electric, water and drainage are connected. Good quality fibre broadband is also available within this property's postcode.

### VIEWING ARRANGEMENTS

Strictly through prior arrangement via Cooper and Tanner on 01278 455255. If arriving early, please wait outside to be greeted by a member of our team.

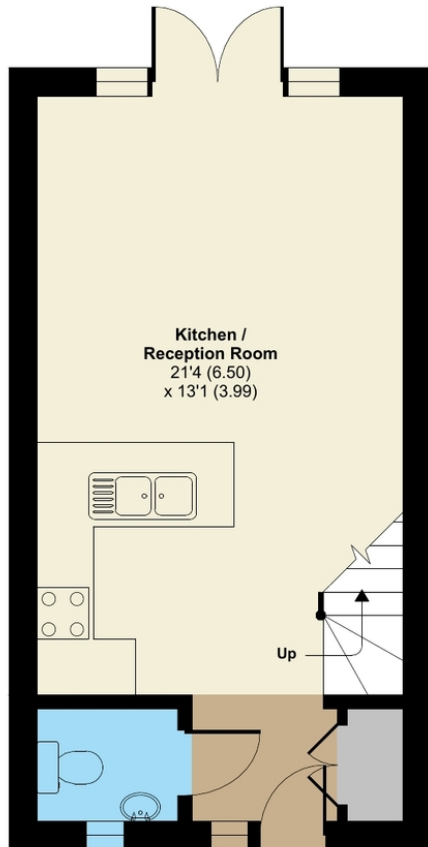




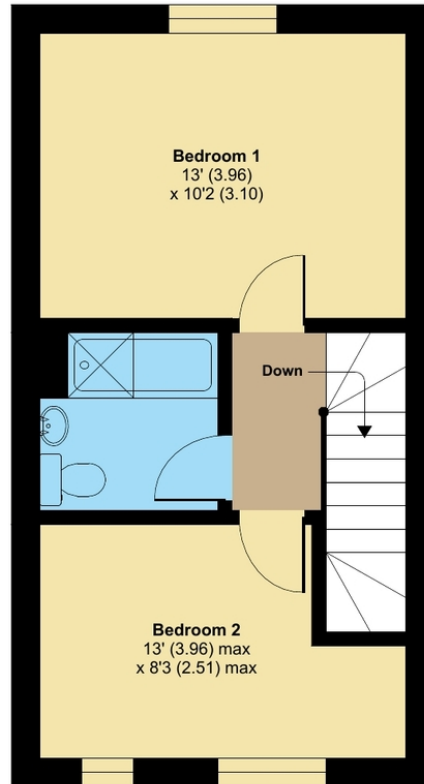
# Opal Walk, Bridgwater, TA6

Approximate Area = 670 sq ft / 62.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Cooper and Tanner. REF: 915862

## BRIDGWATER OFFICE

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