



GIBBINS RICHARDS 

16 Lilliana Way, Wilstock Village, Bridgwater TA5 2GH

£225,000

GIBBINS RICHARDS 
Making home moves happen

A smart low maintenance three bedroom modern house located in a tucked away position within this popular modern development on Bridgwater's south side. The property itself is fully UPVC double glazed and warmed by mains gas fired central heating. Low maintenance enclosed garden to the rear and garage and parking nearby. Internally, the accommodation comprises in brief; entrance hall, sitting room, kitchen/breakfast room, utility/ground floor WC. To the first floor a landing leads to three bedrooms (master with en-suite shower room) and family bathroom.

Tenure: Freehold / Energy Rating: C / Council Tax Band: C

The property is ideally located for those wishing to commute using Junction 24 of the M5 motorway. The property is easily accessible for both Taunton and Bridgwater, both of which offer an excellent range of shopping, leisure and financial amenities.

FULL UPVC DOUBLE GLAZING
MAINS GAS FIRED CENTRAL HEATING
THREE BEDROOM HOUSE
SOUGHT AFTER SOUTH SIDE LOCATION
EASY M5 ACCESS
MODERN/LOW MAINTENANCE HOME
SINGLE GARAGE / OFF ROAD PARKING
FULLY ENCLOSED REAR GARDEN



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Entrance Hall
Sitting Room

Kitchen/Diner

Utility Area

Cloakroom

First Floor Landing

Bedroom 1

En-Suite Shower Room

Bedroom 2

Bedroom 3

Bathroom

Outside

Single Garage

AGENTS NOTE

Stairs rising to first floor.

14' 8" x 12' 0" (4.47m x 3.65m) Front aspect window. Doors to understairs storage cupboard and kitchen/breakfast room.

12' 6" x 11' 9" (3.81m x 3.58m) French doors to rear garden. Modern range of matching eye and low level units with integrated electric oven/grill, four ring hob and extractor fan and light over.

5' 8" x 3' 2" (1.73m x 0.96m) Wall mounted gas combination boiler (concealed). Space and plumbing for washing machine. Door to; 5' 9" x 3' 2" (1.75m x 0.96m) Fitted with a low level WC and wash hand basin.

Doors to three bedrooms and bathroom. Hatch to loft. Storage cupboards.

10' 6" x 8' 7" (3.20m x 2.61m) Front aspect window. Mirror fronted built-in wardrobes with hanging rail and shelving. Door to; 6' 8" x 4' 6" (2.03m x 1.37m) Fitted with a white three piece matching suite comprising low level WC, wash hand basin and shower cubicle with electric shower.

10' 0" (3.05m) increasing to 14' (4.26m) x 8' 8" (2.64m) Rear aspect window.

7' 7" x 6' 3" (2.31m x 1.90m) Rear aspect window.

6' 3" x 6' 2" (1.90m x 1.88m) Obscure front aspect window. Fitted with a white three piece matching suite comprising low level WC, wash hand basin and bath.

The garden measures approximately - 25' 7" (7.79m) in length by 16' 2" (4.92m) in width. Fully enclosed by timber fencing and enjoys a south/easterly aspect. Paved patio area adjoining the property and area of artificial lawn with path leading to rear pedestrian gate.

17' 10" x 8' 2" (5.43m x 2.49m) (Located nearby) under a coach house, second garage from the right in a rank of five. Allocated parking space immediately in front. Vehicular up and over door.

Please note the title to the property is freehold but the garage is held under a leasehold title. The term of the Lease is 999 years from 20th September 2012. Full details of the Lease and charges should be sought via your Legal Representative.



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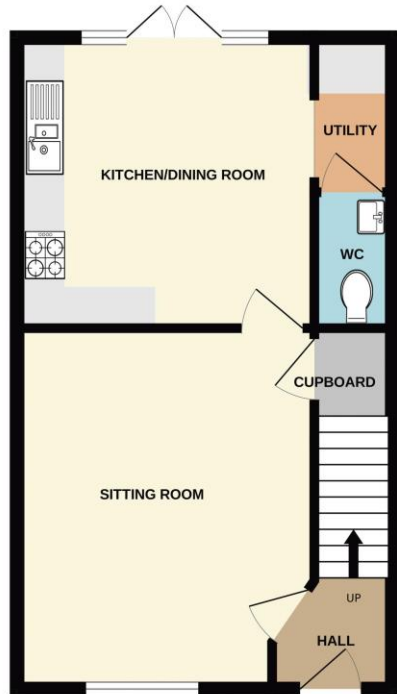


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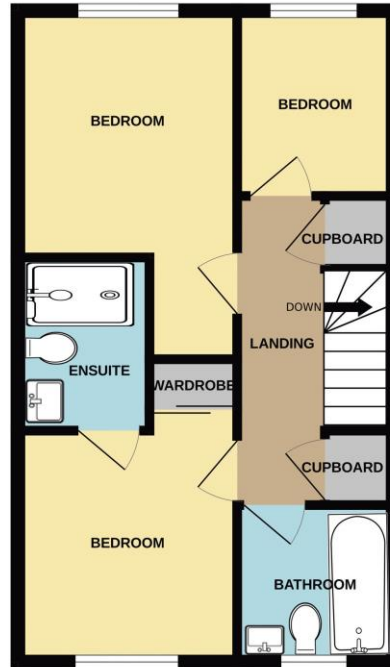


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GROUND FLOOR



1ST FLOOR



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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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