



47 Meadowlands Avenue, Bridgwater TA6 3UE

£249,950

GIBBINS RICHARDS   
Making home moves happen



A well positioned three bedroom end of terrace house on the popular 'NDR' development. The property benefits from a converted garage to provide a second room, off road parking, gas central heating and UPVC double glazing throughout. The property is within walking distance to commuter points for Hinkley Point and the town centre. The accommodation comprises in brief; entrance hall, sitting room, cloakroom, kitchen/dining room, second reception room (former garage), three first floor bedrooms (master with en-suite shower room) and family bathroom. Off road parking to the front and fully enclosed rear garden.

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

Bridgwater's town centre lies within easy access and Bridgwater town itself also offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

POPULAR DEVELOPMENT  
END TERRACE HOUSE  
THREE FIRST FLOOR BEDROOMS  
GAS CENTRAL HEATING  
UPVC DOUBLE GLAZING  
CONVERTED GARAGE  
OFF ROAD PARKING  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
ENCLOSED REAR GARDEN







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Entrance Hall  
Cloakroom

Sitting Room

Kitchen/Diner

Second Reception Room  
(former garage)  
First Floor Landing

Bathroom

Bedroom 1

En-Suite Shower Room

Bedroom 2

Bedroom 3

Outside

Doors to sitting room and cloakroom.  
5' 11" x 3' 7" (1.8m x 1.1m) Two piece white suite comprising low level WC and wash hand basin.

16' 9" x 12' 2" (5.1m x 3.7m) Front aspect window. Understairs storage cupboard. Stairs rising to first floor.

15' 5" x 8' 6" (4.7m x 2.6m) French doors to rear garden. Rear aspect window. Fitted floor and wall cupboard units. Space and plumbing for washing machine and dishwasher. Integrated oven and hob. Leading to;

17' 1" x 7' 10" (5.2m x 2.4m) Side and front aspect windows. Door to garden. Loft hatch.

Doors to three bedrooms and bathroom. Airing cupboard. Hatch to loft.

6' 11" x 5' 7" (2.1m x 1.7m) Front aspect obscure window. Equipped in a white three piece suite comprising low level WC, wash hand basin and bath with overhead shower.

11' 6" x 8' 10" (3.5m x 2.7m) Rear aspect window.

6' 7" x 4' 11" (2.0m x 1.5m) Equipped in a white three piece suite comprising low level WC, wash hand basin and shower enclosure.

9' 10" x 9' 2" (3.0m x 2.8m) Front aspect window.

8' 2" x 6' 7" (2.5m x 2.0m) Rear aspect window.

To the front there is off road parking and a fully enclosed rear garden laid to patio and lawn.



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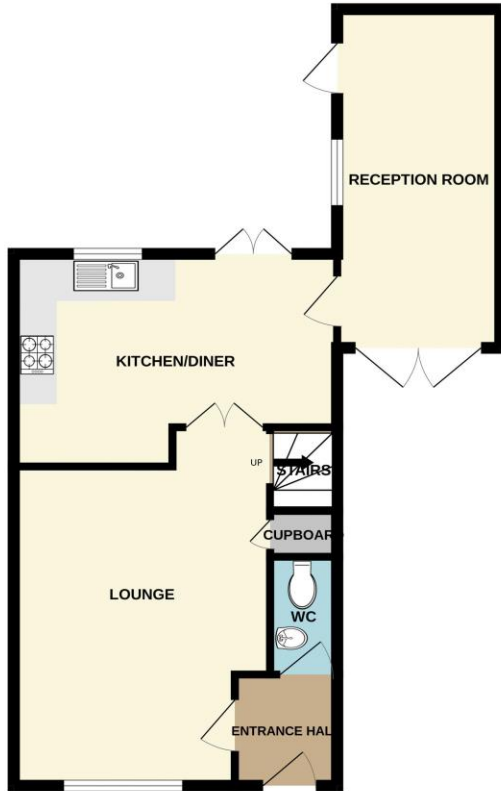
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GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.

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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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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