



26 Loxleigh Avenue, Bridgwater TA6 5BH

£225,000

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Making home moves happen

**** AVAILABLE WITH NO ONWARD CHAIN ****

A much loved two bedroom plus loft room mid terrace house located on Loxleigh Avenue. The property itself is warmed by gas central heating, double glazing throughout, garage to the rear with fully enclosed private garden and paved front courtyard garden. The accommodation comprises in brief; entrance hall, sitting/dining room, kitchen/breakfast room, two first floor bedrooms and family bathroom and a further loft room to the second floor.

Tenure: Freehold / Energy Rating: E / Council Tax Band: B

The property is located within easy walking distance to Bridgwater's town centre and just a stones throw from Bridgwater train station. Bridgwater town itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24.

NO ONWARD CHAIN
MID TERRACE HOUSE
GAS CENTRAL HEATING
DOUBLE GLAZING THROUGHOUT
TWO FIRST FLOOR BEDROOMS
LOFT ROOM
GARAGE
PRIVATE ENCLOSED REAR GARDEN
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES





Entrance Hall	Stairs to first floor with understairs storage cupboard.
Sitting/Dining Room	Sitting Area - 14' 5" x 11' 6" (4.4m x 3.5m) (max) Front aspect window. Dining Area - 11' 6" x 9' 2" (3.5m x 2.8m) French doors to rear garden. Hatch to kitchen.
Kitchen/Breakfast Room	Kitchen Area - 9' 6" x 9' 6" (2.9m x 2.9m) French doors to rear garden. Space and plumbing for washing machine. Integrated electric oven, gas hob and dishwasher. Breakfast Area - 9' 10" x 9' 10" (3.m x 3.m)
First Floor Landing	Doors to two bedrooms and bathroom.
Bedroom 1	15' 5" x 11' 6" (4.7m x 3.5m) (max) ('L' shaped) Front aspect window.
Bedroom 2	11' 6" x 9' 2" (3.5m x 2.8m) Rear aspect window.
Bathroom	9' 6" x 8' 10" (2.9m x 2.7m) Rear aspect obscure window. Low level WC, wash hand basin, bath and separate shower enclosure. Airing cupboard.
Loft Room	14' 1" x 9' 6" (4.3m x 2.9m) (max) (restricted head height) Rear aspect Velux window.
Outside	To the front is an enclosed paved courtyard garden and to the rear is a private and fully enclosed garden laid to patio and lawn.
Garage	Accessed via a private lane to the rear of the property.





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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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