

ESTATE AGENTS









24 Somerset Road, Bridgwater, TA6 5NT £260,000

Offered for sale is this superb, extended semi-detached house which is situated on a generous size plot on the popular Bridge Estate on the Eastern outskirts of Bridgwater.

This three bedroom home is well presented with off street parking leading to the oversized garage and a fantastic south facing garden.

The double glazed and centrally heated accommodation briefly comprises hallway, lounge/diner, kitchen/ breakfast room and lean to on the ground floor with three bedrooms and bathroom upstairs.

Somerset Road itself is approximately 1 mile east of the town centre of Bridgwater where all shopping facilities and amenities are found. Local shops and schooling are within easy walking distance of the property.

For an appointment to view please contact the vendors sole agent.

ENTRANCE

Via open canopy porch and half glazed front door to:

HALLWAY

Staircase rising to first floor, wood effect flooring, radiator, access to lounge/diner.

LOUNGE/ DINER 24'1 x 15'6 (7.34m x 4.72m)

Front aspect double glazed window, feature fireplace, storage cupboard, two radiators, double glazed door leading to the garage and sliding door to the kitchen.

KITCHEN/ BREAKFAST ROOM 12'00 x 9'00 (3.66m x 2.74m)

Rear aspect double glazed window overlooking the garden. Fitted with matching wall, drawer and base units with work surfaces over and one and a quarter stainless steel sink and drainer unit inset. Integrated appliances to remain to include hob with extractor over. Space for freestanding fridge and dishwasher, Breakfast bar, tiled floor. Obscure double glazed French doors to the garden.

LEAN TO

Built in wall and base units with work surface over. Space for fridge/ freezer, space and plumbing for a washing machine, space for an additional appliance. Perspex roof, half glazed door to garden, door to the garage.

LANDING

Side aspect double glazed window, airing cupboard housing the boiler. Loft hatch and access to:

BEDROOM ONE 13'9 x 9'1 (4.19m x 2.77m)

Double glazed window to rear aspect, built in wardrobes and cupboards, radiator.

BEDROOM TWO 9'5 x 8'11 (2.87m x 2.72m)

Double glazed window to front aspect, radiator.

BEDROOM THREE 10'00 x 6'5 (3.05m x 1.96m)

Double glazed window to rear aspect, built in wardrobes, radiator.

BATHROOM

Obscure front aspect double glazed window. Fitted with a three piece suite comprising panelled bath with shower over and shower screen, wash hand basin and WC. Tiled walls and tiled floor.

EXTERIOR

FRONT GARDEN

Dwarf brick wall to front boundary. Predominantly laid to shingle with shrubs inset.

PARKING

On own drive for multiple vehicles.

GARAGE 16'11 x 9'11 (5.16m x 3.02m)

Up and over door. Power and light connected. Personnel half glazed door to the front.

REAR GARDEN

Enclosed predominantly by panel fencing and south facing. Part laid to lawn with shrub and shingled borders. Timber shed to remain.

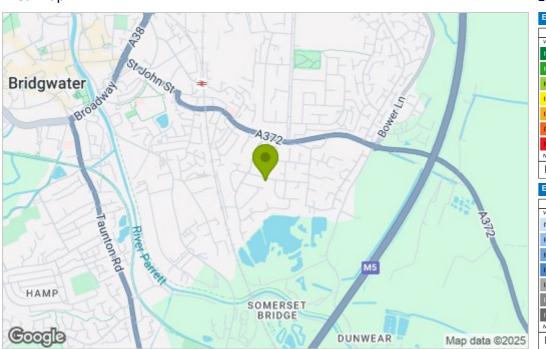
GROUND FLOOR 1ST FLOOR



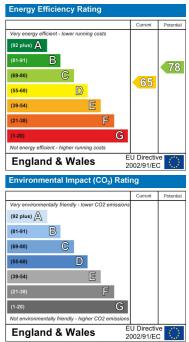


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guaranter as to their operability or efficiency can be given.

Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller.











