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ESTATE AGENTS



24 Fig Tree Crescent, Bridgwater, TA5 2SJ

£268,000

An exceptionally well presented and extremely generous sized three bedroom semi-detached modern house with parking and located in the sought after development of Wilstock Village.

The house was built in 2021 by recognised national house builders, Bloor Homes to its 'Makenzie' design and still retains the remainder of its ten year NHBC guarantee. This double glazed and centrally heated accommodation briefly comprises entrance hallway, living room, kitchen/ diner, utility and cloakroom to the ground floor. To the first floor is two bedrooms and a bathroom and to the top floor there is a bedroom with built in wardrobes and an ensuite.

Wilstock Village is a modern residential development set in the countryside and on the fringes of the town of North Petherton.

North Petherton itself benefits from a good range of local amenities including shops, library, doctor's surgery, dentist surgery, primary school, church, restaurant and public houses and is within easy reach of Junction 24 of the M5.

The nearby Stockmoor Village has its own junior school and a convenience store with pharmacy and takeaways.

The property is offered to the market with NO ONWARD CHAIN and an internal inspection is essential to fully appreciate this superb home.

For more information or an appointment to view please contact the vendors sole agents.

ENTRANCE

Via open canopy porch with light and half glazed front door to:

ENTRANCE HALLWAY

Stairs rising to first floor. Radiator, wood effect flooring. Door to:

LIVING ROOM

Double glazed window to front aspect. Radiator, wood effect flooring. Under stairs cupboard. Door to:

KITCHEN/ DINER

Fitted with matching grey high gloss fronted wall, base and drawer units with roll top work surfaces over with one and a quarter sink and drainer unit inset. Integrated appliances to remain including oven and grill, four ring gas hob with splashback and stainless steel chimney style extractor over. Integrated dishwasher. Splash backs, wood effect flooring. two radiators, space for fridge/ freezer. Opening to the utility and cloakroom. Rear aspect double glazed French doors to garden.

UTILITY AREA

Fitted with matching grey high gloss fronted wall and base unit with oak effect roll top work surface over. Space and plumbing for a washing machine. Cupboard housing boiler, wood effect flooring, door to:

CLOAKROOM

Fitted with a white two piece suite comprising low level WC and wash hand basin with tiled splash back. Wood effect flooring, radiator.

FIRST FLOOR LANDING

Stairs rising to second floor. Double glazed window to front aspect. Built in cupboard, radiator. Doors to bedroom two, three and the bathroom.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Obscure double glazed window to side aspect. Fitted with a matching white three piece suite comprising panelled bath with handheld shower attachment, wash hand basin, low level WC, partially tiled walls, heated towel rail.

BEDROOM ONE

Front aspect double glazed window, radiator. Built in wardrobes with mirror fronted sliding doors. Loft hatch. Door to:

ENSUITE

Rear aspect obscure double glazed window. Fitted

with a three piece suite comprising shower cubicle with shower over, wash hand basin and low level WC. Partially tiled walls, radiator.

EXTERIOR

PARKING

On own driveway for multiple vehicles.

GARDEN

Fully enclosed, Predominantly laid to lawn. Side pedestrian access via timber gate.

NB

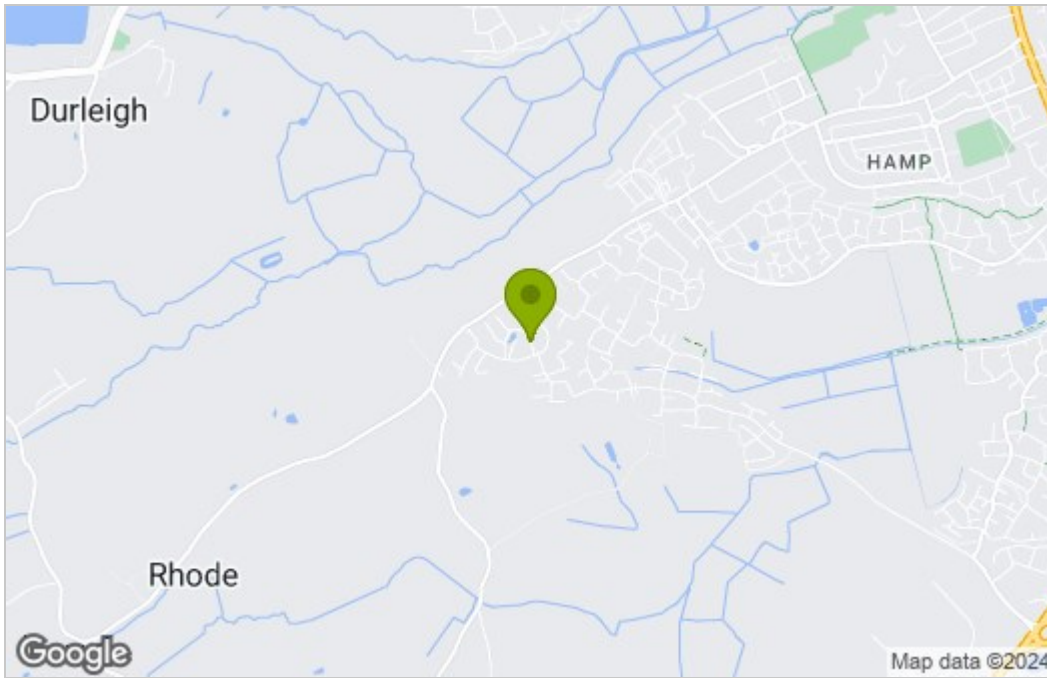
A grounds maintenance charge is due to be set up by the developers with the cost being in the region of £150 per annum.

Floor Plan

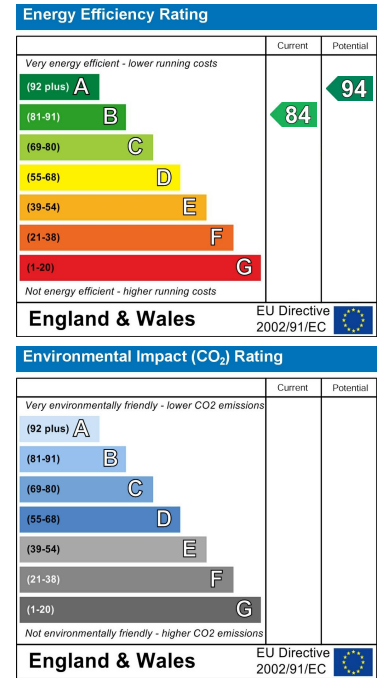


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.



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