


Natasha Howarth
ESTATE AGENTS



16 Lords Way, Bridgwater, TA6 3SF

£245,000

Natasha Howarth Estate Agents are delighted to offer for sale this impressive three bedroom house which is primely positioned just off Trinity Way on the northern outskirts of Bridgwater.

The property was built in 2003 and benefits from a lovely enclosed rear garden with parking.

The double glazed and centrally heated accommodation briefly comprises entrance hallway, cloakroom, fitted kitchen, conservatory and lounge/diner to the ground floor. There are three bedrooms and a bathroom to the first floor.

Lords Way is well placed for access to the local primary and secondary schools and is within a mile of the range of amenities available in the town centre of Bridgwater.

Don't miss out on this fantastic opportunity to make this house your own. Contact us today to arrange a viewing and take the first step towards creating lasting memories in this wonderful home on Lords Way.

ENTRANCE

Via double glazed front door with leaded light pane inset to:

ENTRANCE HALLWAY

Double glazed window to side aspect. Wood effect flooring, radiator, door to living room and door to:

CLOAKROOM

Small obscure front aspect double glazed window. Fitted with a two piece white suite comprising vanity wash hand basin and close coupled WC with push button flush. Wood effect flooring, radiator.

LIVING ROOM

Front aspect double glazed window, feature fireplace with electric fire inset, two radiators. Stairs rising to the first floor. Door to:

KITCHEN/ DINER

Rear aspect double glazed window. Fitted with matching wall, base and drawer units and roll top work surfaces over with stainless steel sink and drainer unit inset. Built in appliances to remain including electric oven and four ring gas hob with extractor fan over. Space for fridge freezer and space and plumbing for washing machine. Potterton gas fired boiler concealed in wall unit. Built in cupboard, radiator. Wood effect flooring. Double glazed French doors to:

CONSERVATORY

Dual aspect double glazed windows with French doors inset leading to the garden. Wood effect flooring, radiator.

LANDING

Access to bedrooms and bathroom. Loft hatch.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator. Built in cupboard housing the water tank.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Obscure double glazed window to rear aspect. Fitted with a three piece suite comprising panelled bath with shower over, vanity wash hand basin with display shelf and storage and close coupled WC with push button flush. Tiled splash backs, wood effect flooring.

EXTERIOR

PARKING

Under carport. The carport has gates into the enclosed rear garden and providing opportunity for additional parking if required.

GARDEN

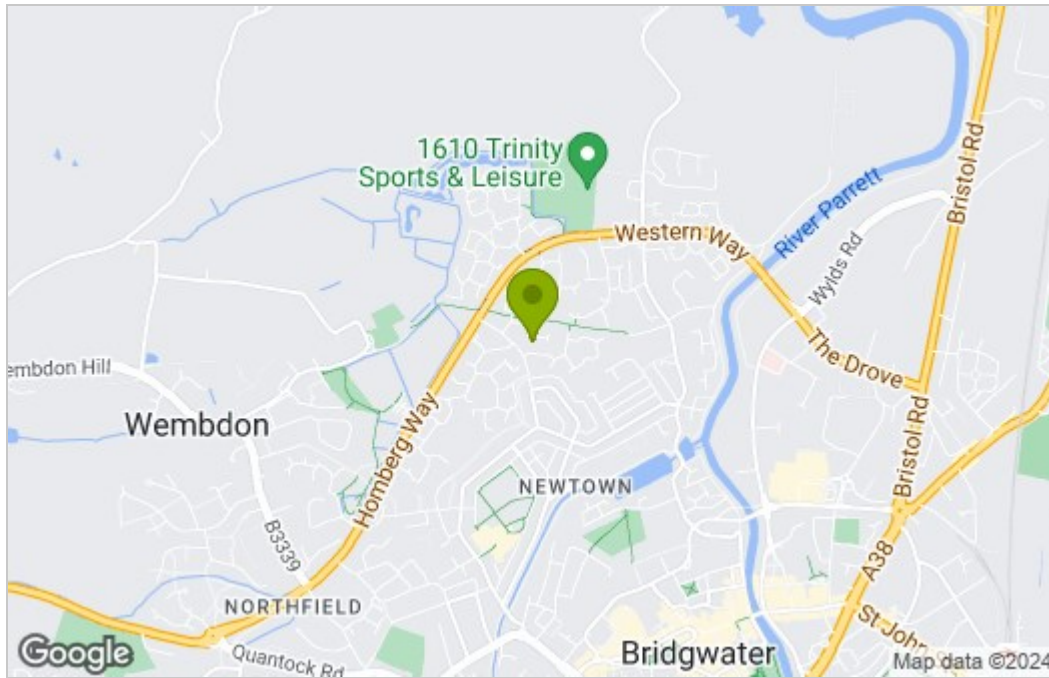
Fully enclosed rear garden which extends to the side where there are centre opening doors providing access through the carport to the front of the property. Patio adjacent to property. Mainly laid to Astro- Turf with chipping border. Timber shed and two storey children's playhouse to remain.

Floor Plan

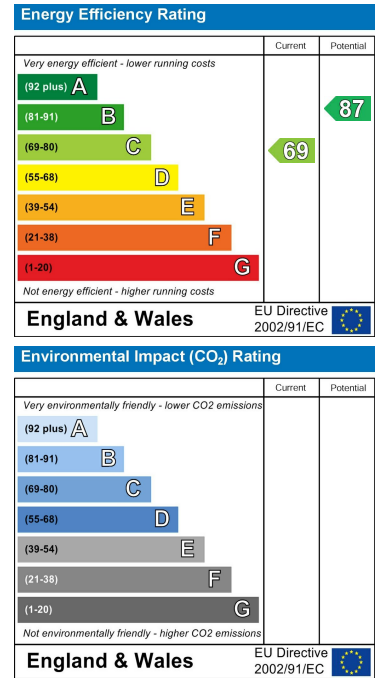


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such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