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ESTATE AGENTS



11 Elmwood Avenue, Bridgwater, TA6 6AQ

£325,000

We would like to bring to the market this most impressive and very well presented, extended three bedroom 1930's semi-detached home, enjoying a pretty setting overlooking the local pond, yet within 10 minutes easy walking distance of the town centre. The property is set back from the road, the rear gardens have been landscaped with a paved patio providing alfresco dining and a large lawn. There is also a double garage (with electric door) at the bottom of the garden (accessed via the shared lane to rear). In brief the property comprises porch, entrance hallway, living room, sitting room, dining room and kitchen to the ground floor. To the first floor are three generous sized bedrooms and a family bathroom.

The property is located on the southern side of Bridgwater approximately 1/4 mile from the town centre where all main town facilities and amenities can be found. Local shops are within easy walking distance of the property.

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

ENTRANCE

Via doors with obscure glass panes to:

PORCH

Tessellated floor, feature entrance door with inset stained glass windows and matching side screens.

ENTRANCE HALLWAY

Double glazed window to side aspect with stained glass inset. Stairs rising to first floor. Wood effect flooring, radiator, space for washing machine and tumble dryer, doors do kitchen, living room and sitting room.

LIVING ROOM

Double glazed bow window to front aspect. Attractive feature fireplace and surround with inset feature tiling. Radiator, wood effect flooring, sliding doors to:

SITTING ROOM

Feature fireplace and surround. Wood effect flooring and opening to:

DINING ROOM

Double glazed door patio doors opening onto the garden. Wood effect flooring, radiator.

KITCHEN

Dual aspect double glazed windows. Fitted with a matching range of oak fronted wall, drawers and base units with work surfaces over and sink and drainer unit inset. Appliances to remain to include large cooker with gas hob and extractor over. Space and plumbing for large fridge/ freezer. Partially tiled walls, radiator, wood effect flooring. Opening to the dining room and double glazed door to the garden.

LANDING

Double glazed obscure window to side aspect. Loft hatch, wood effect flooring, doors to:

BEDROOM ONE

Two double glazed windows to rear aspect. Built in wall of wardrobes with mirrored fronts, radiator, wood effect flooring.

BEDROOM TWO

Two double glazed windows to front aspect. Radiator, wood effect flooring.

BEDROOM THREE

Double glazed window to front aspect. Radiator, picture rail, wood effect flooring.

BATHROOM

Double glazed obscure window to rear aspect. Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin and W.C. Heated towel rail, partially panelled walls.

EXTERIOR

FRONT GARDEN

Fully enclosed. Large shingle area with raised shrubs inset. Pathway leading to front door.

REAR GARDEN

Mainly laid to lawn with shrub borders and greenhouse (to remain). Patio area adjacent to property. Outbuilding with W.C. Pathway leading to personnel door to garage.

GARAGE 25'10 x 19'8 (7.87m x 5.99m)

Double glazed windows to rear aspect. Electric door to front. Power and light connected. Accessed via shared lane.

Floor Plan

GROUND FLOOR

1ST FLOOR

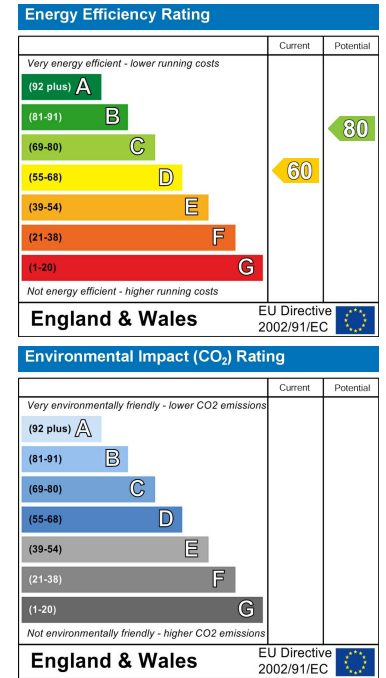


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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