

# Natasha Howarth

## ESTATE AGENTS



16 Drakes Close, Bridgwater, TA6 3TD

**£244,500**

Natasha Howarth Estate Agents are delighted to offer for sale this excellent three bedroom house which is situated on the popular Bridgwater Docks development.

The accommodation is fully double glazed with electric storage heaters and has the added benefit of fully owned solar panels. This spacious property briefly comprises entrance hallway, cloakroom, kitchen and lounge/ diner to the ground floor. Upstairs there are three bedrooms and a family bathroom.

Externally the property has parking for two vehicles leading to the garage which would lend itself to a very nice workshop or home office.

16 Drakes Close is within a short level walking distance of the town centre and close to all amenities.

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

## ENTRANCE

Via UPVC double glazed front door to:

## ENTRANCE HALLWAY

Staircase rising to first floor, wood effect flooring, doors to cloakroom, living room and kitchen.

## KITCHEN

Front aspect double glazed window. Fitted with matching wall, base and drawer units with roll top worksurfaces over and one and a quarter bowl stainless steel sink and drainer unit inset. Tiled splashbacks. Space and point for electric cooker with extractor fan over, space and plumbing for a washing machine, space for fridge/ freezer, space for an additional appliance. Wood effect flooring. Opening to:

## LIVING ROOM

Rear aspect double glazed window, feature fireplace with electric fire inset, storage radiator. Double glazed French doors to the garden.

## CLOAKROOM

Obscure double glazed window to front aspect. Fitted with a two piece suite comprising W.C and wash hand basin.

## LANDING

Airing cupboard housing the water tank. Doors to bedrooms and bathroom. Loft hatch (pull down ladder and power and light connected). Storage radiator.

## BEDROOM ONE

Double glazed window to rear aspect.

## BEDROOM TWO

Double glazed window to front aspect.

## BEDROOM THREE

Double glazed window to rear aspect.

## BATHROOM

Obscure double glazed window to front aspect. Fitted with a three piece white suite comprising panelled bath and wall mounted electric shower over, pedestal wash hand basin and WC, part tiled walls.

## EXTERIOR

### PARKING

For two vehicles on own drive in front of garage.

### GARAGE

Accessed via doors to front with power and light connected. Personal door to the garden.

### GARDEN

Fully enclosed via timber fencing. Laid to chippings. Timber shed to remain along with water feature/ pond. Timber gate to side for access.

## SERVICES

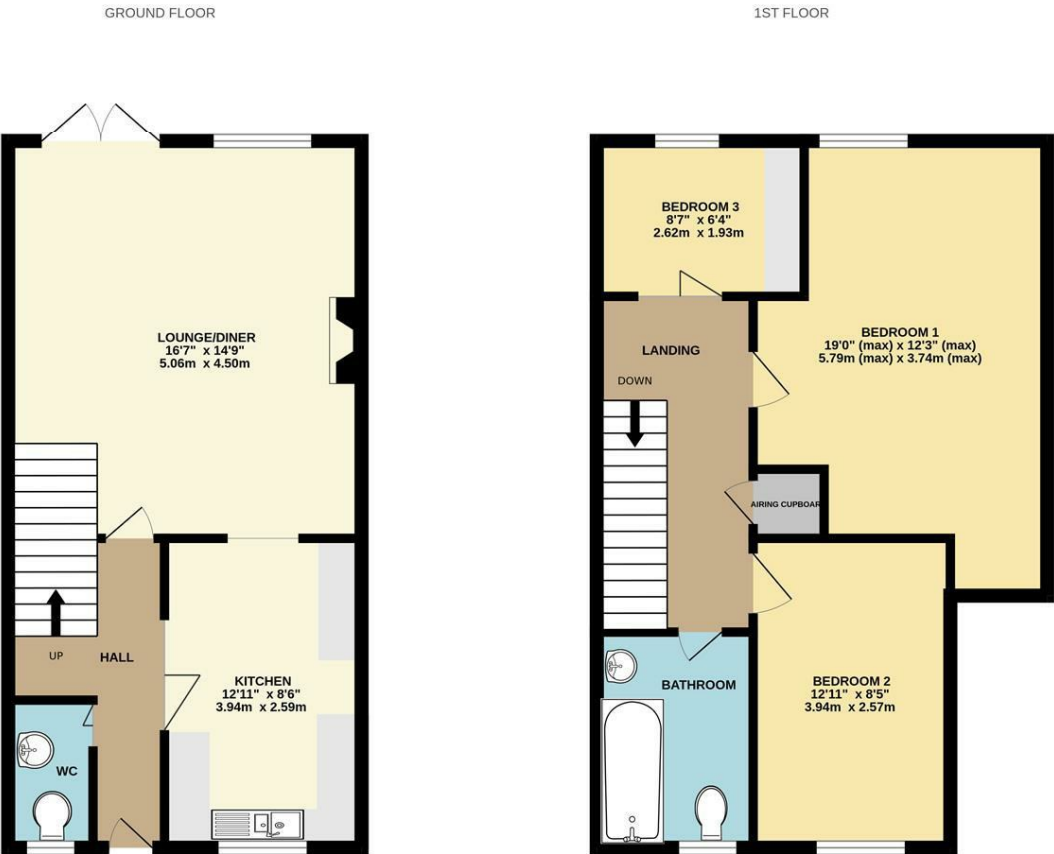
Mains electricity, water and drainage.

## HEATING

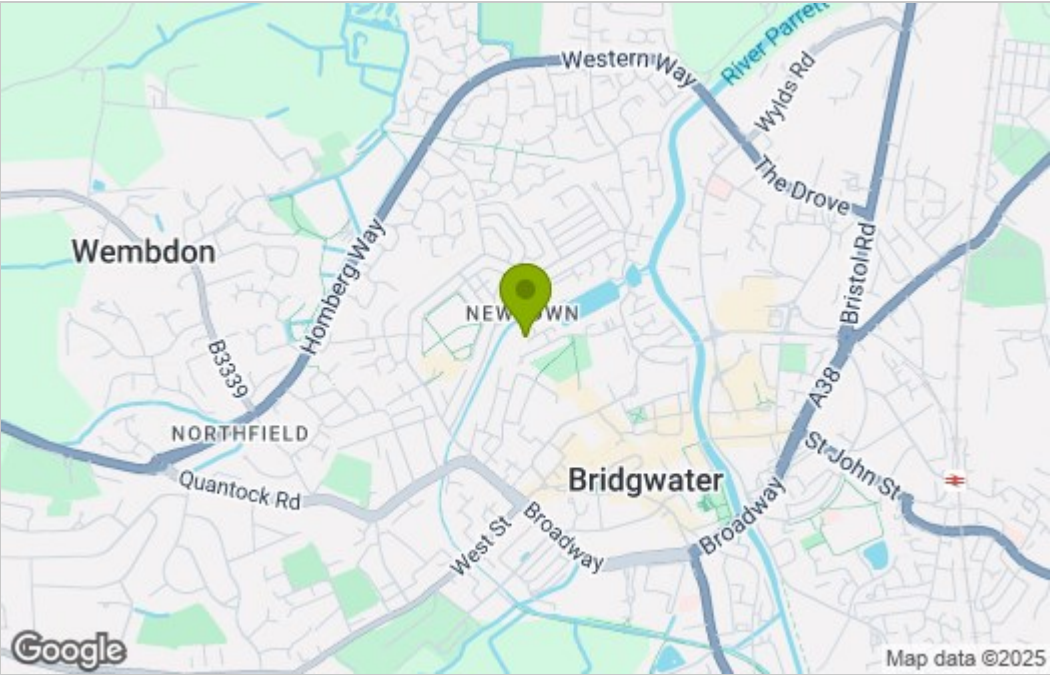
Electric storage radiators.



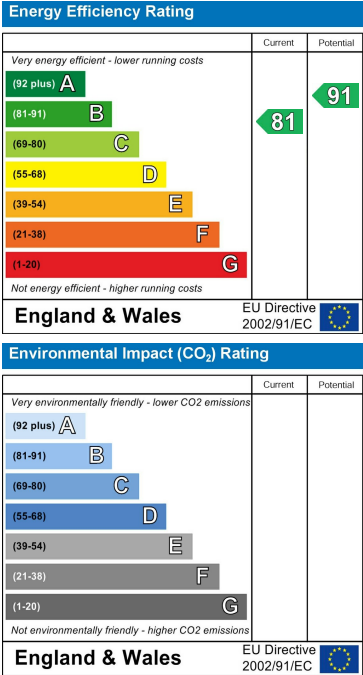
Floor Plan



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.