



24 Claremont Grove, Bridgwater, TA6 4XL

£149,950

A fantastic opportunity to purchase a well presented and proportioned one double bedroom back to back house situated within this quiet cul-de-sac on the popular and well established Polden Meadows development. The property comprises of a lounge,

Kitchen, bedroom and bathroom and is served by gas fired central heating with combi boiler and double glazing.

Externally there is a pleasant enclosed rear garden accessed from a small path, off road parking to the front and garage in a block nearby.

Claremont Grove is situated within close proximity of the local shops which include a 'Tesco' convenience store, takeaways, salon and The Bower Inn with a wider range of amenities available in the town centre of Bridgwater.

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

ENTRANCE

Via double glazed front door to:

LIVING ROOM

Double glazed box window to front aspect. Radiator, wood effect flooring, dado rail, stairs rising to first floor and opening to:

KITCHEN

Double glazed window to front aspect. Fitted with a range of matching grey wall, base and drawer units with roll top work surfaces over with sink and drainer unit inset. Built in appliances to remain including electric oven with hob over and concealed extractor over with splash back. Built in fridge/ freezer, integrated dishwasher, space and plumbing for washing machine. Wood effect flooring.

LANDING

Cupboard housing the 'Potterton' boiler. Doors to the bedroom and bathroom.

BEDROOM

Double glazed window to front aspect. Built in cupboard. Built in double wardrobe. Radiator, coving.

BATHROOM

Obscure front aspect double glazed window. Fitted with a three piece suite comprising panelled bath with shower attachments over, pedestal wash hand basin and close coupled WC with push button flush. Partially tiled walls, dado rail.

EXTERIOR

PARKING

To front of property.

GARDEN

To the front of the property is a small open plan garden laid to chippings for easy maintenance. There is a small pathway leading to the garden which is fully enclosed with timber fencing. Mainly laid to Astro-Turf with large decked area to the rear.

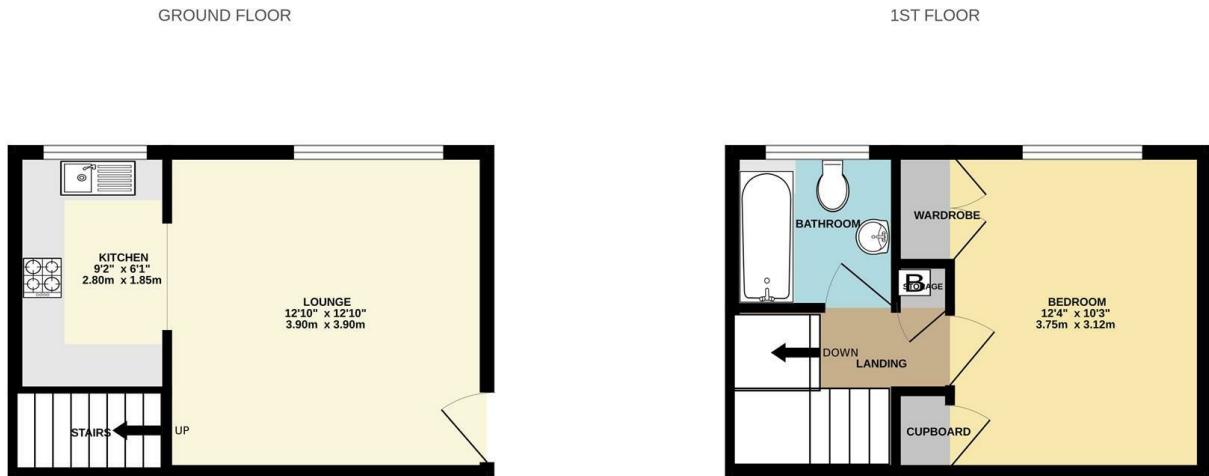
GARAGE

In block with up and over door to the front.

SERVICES

Mains electricity, gas, water & drainage.

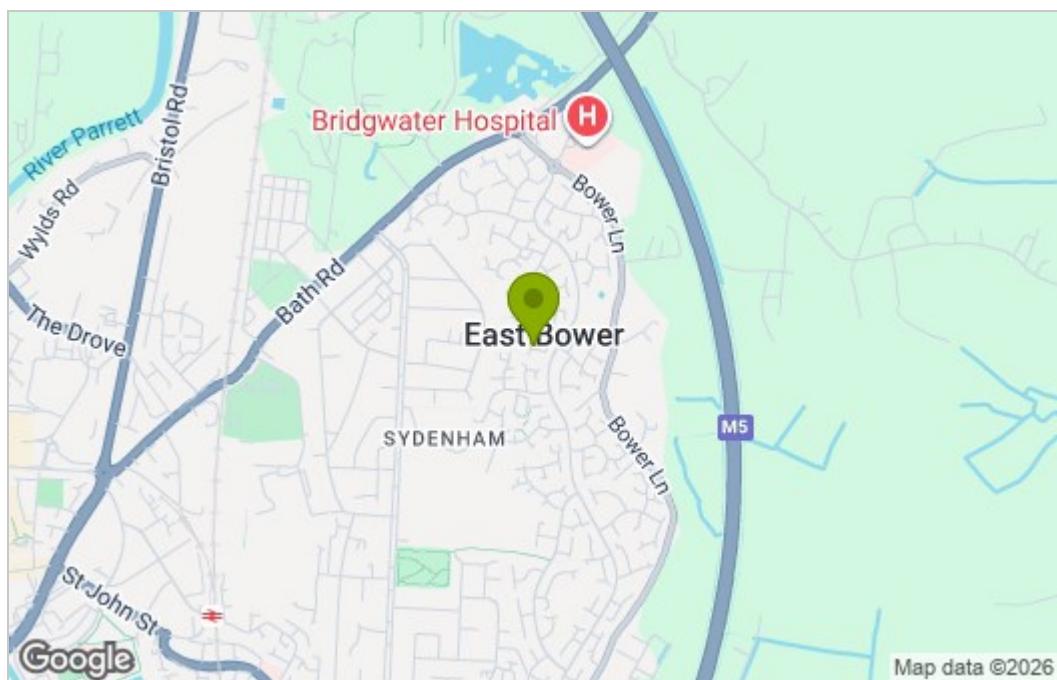
Floor Plan



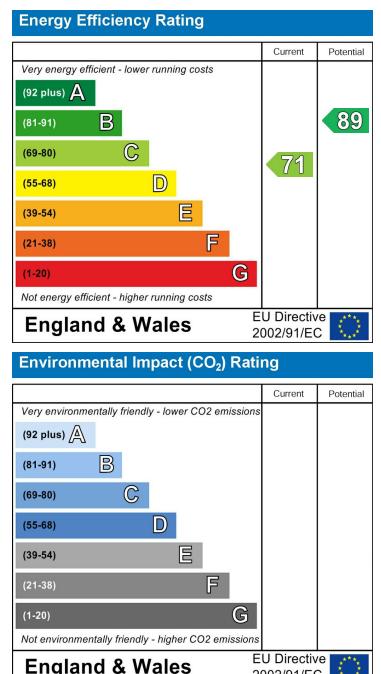
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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