









3 Hestercombe Close, Bridgwater, TA6 7NY £365,000

Natasha Howarth Estate Agents would like to offer to the market this immaculately presented four bedroom semi-detached dormer bungalow in the highly desirable Durleigh location. The property has a good size private rear garden with garage and parking and in brief comprises porch, hallway, living room, dining room, conservatory, bedroom one, bathroom, utility, kitchen/ breakfast room and porch to the ground floor. To the first floor is three bedrooms and a shower room. The property is double glazed and warmed via gas central heating and is offered to the market with NO ONWARD CHAIN.

An internal inspection is essential to fully appreciate this beautiful dormer bungalow.

## **ENTRANCE**

Via UPVC door and window combination unit to:

#### PORCH

Door and window combination unit to:

## **HALLWAY**

Storage cupboard, radiator, airing cupboard, stairs rising to first floor. Wood effect flooring. Doors to living room, dining room, bedroom one, utility room, bathroom and kitchen/ breakfast room.

## LIVING ROOM

Double glazed window to front aspect. Radiator, wood effect flooring. Opening to:

## **DINING ROOM**

Radiator, wood effect flooring. Double glazed French doors to the conservatory.

## **CONSERVATORY**

Dual aspect double glazed windows with door inset. Tiled floor, radiator.

## **BEDROOM ONE**

Double glazed window to rear aspect. radiator, wood effect flooring.

## **BATHROOM**

Obscure side aspect double glazed window. Fitted with a four piece suite comprising tiled bath, large jacuzzi style shower cubicle with seats, wash hand basin and WC, partially tiled walls, tiled flooring, under floor heating.

## **UTILITY ROOM**

Double glazed obscure window to side aspect. Work surface with space for a washing machine and additional appliance. Wall mounted boiler. Wood effect flooring, radiator.

## KITCHEN/ BREAKFAST ROOM

Double glazed window to front aspect. Fitted with a matching range of wall, base and drawer units with roll top work surfaces over and sink and drainer unit inset. Integrated dishwasher to remain, integrated oven with hob over and concealed extractor fan over. Tiled splashbacks, tiled floor. Space for fridge/freezer. Radiator, door to:

## **LOBBY**

Dual aspect double glazed windows. Double glazed door to the garden. Soft cushion laminate flooring.

## **LANDING**

Window to rear aspect. Doors to bedrooms and shower room.

# **BEDROOM TWO**

Skylight. Fitted with a wall of wardrobes. Eaves storage.

## **BEDROOM THREE**

Double glazed window to front aspect. Built in wardrobes. Eaves storage. Radiator.

## **BEDROOM FOUR**

Double glazed window to rear aspect. Radiator.

## **SHOWER ROOM**

Double glazed obscure window to rear aspect. Fitted with a three piece suite comprising shower cubicle with shower over, pedestal wash hand basin and WC. Towel rail. Partially tiled walls.

## **EXTERIOR**

## **PARKING**

On own driveway for multiple vehicles.

## **GARAGE**

Up and over door. Power and light connected.

#### GARDEN

Fully enclosed via timber fencing.

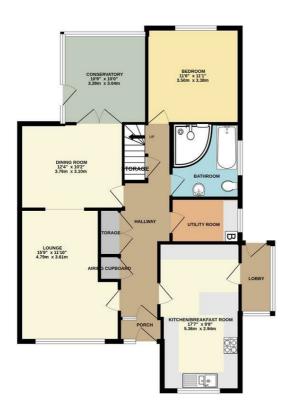
Mainly laid to lawn with shrub borders. Side pedestrian access via timber gate.

Masonry built workshop.

## **SERVICES**

Mains gas, electricity, water and drainage.

GROUND FLOOR 1ST FLOOR



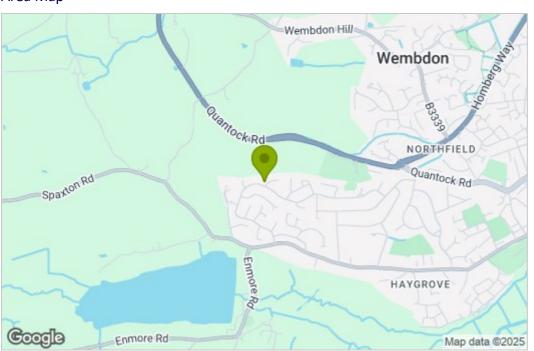


Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measureme of doors, windown, rooms and any other tems are approximate and no responsibility is taken for any error crisission or mis-statement. This plan is for illustrative purposes only and should be used as such by an prospective purchaser. The services, systems and appliances shown have not been tested and no guaran as to their operate label, so the first post of efficiency can be given.

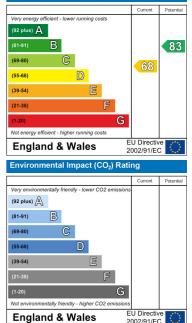
As so to their operate label, services can be given.



## Area Map



# Energy Efficiency Graph Energy Efficiency Rating



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.











