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ESTATE AGENTS



66 Loxleigh Avenue, Bridgwater, TA6 5BH

£245,000

We are proudly offering to the market this very well maintained three-bedroom and extended semi-detached home situated on the East side of Bridgwater and conveniently situated close to the mainline train station and local shops. The property is double glazed and centrally heated and in brief comprises entrance hall, lounge, kitchen and dining room to the ground floor. Upstairs there are three good size bedrooms and a shower room. There is off road parking, a garage and a beautiful garden, plus with no onward chain, this gem won't be on the market for long.

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

ENTRANCE

Via UPVC double glazed door and window combination unit to:

ENTRANCE HALL

Built in storage cupboard. radiator, wood effect flooring. Door to:

LIVING ROOM

Dual aspect double glazed windows. Two radiators. Stairs rising to the first floor. Door to:

KITCHEN

Fitted with a matching range of wall, base and drawer units with roll top work surfaces over. Stainless steel sink and drainer unit inset. Integrated appliances to remain to include built in over with four ring hob and chimney style extractor over. Tiled splashbacks. Space and plumbing for a washing machine, space for fridge/freezer. Boiler mounted on the wall. Tiled floor. Double glazed door to the lobby and onto the garden. Opening to:

DINING ROOM

Double glazed patio doors to the garden. Radiator. Wood effect flooring.

LANDING

Double glazed window to side aspect. Loft hatch. Airing cupboard. Panelled doors to:

BEDROOM ONE

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

BEDROOM TWO

Double glazed window to rear aspect. Built in wardrobes. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

SHOWER ROOM

Double glazed obscure window to rear aspect. Fitted with a matching white three piece suite comprising shower cubicle with shower over. Vanity wash hand basin and W.C. Heated towel rail. Fully tiled walls. Wood effect flooring.

EXTERIOR

PARKING

On own drive to front of property.

GARAGE

Up and over doors to front, Power and light connected. Personnel door to the garden.

GARDEN

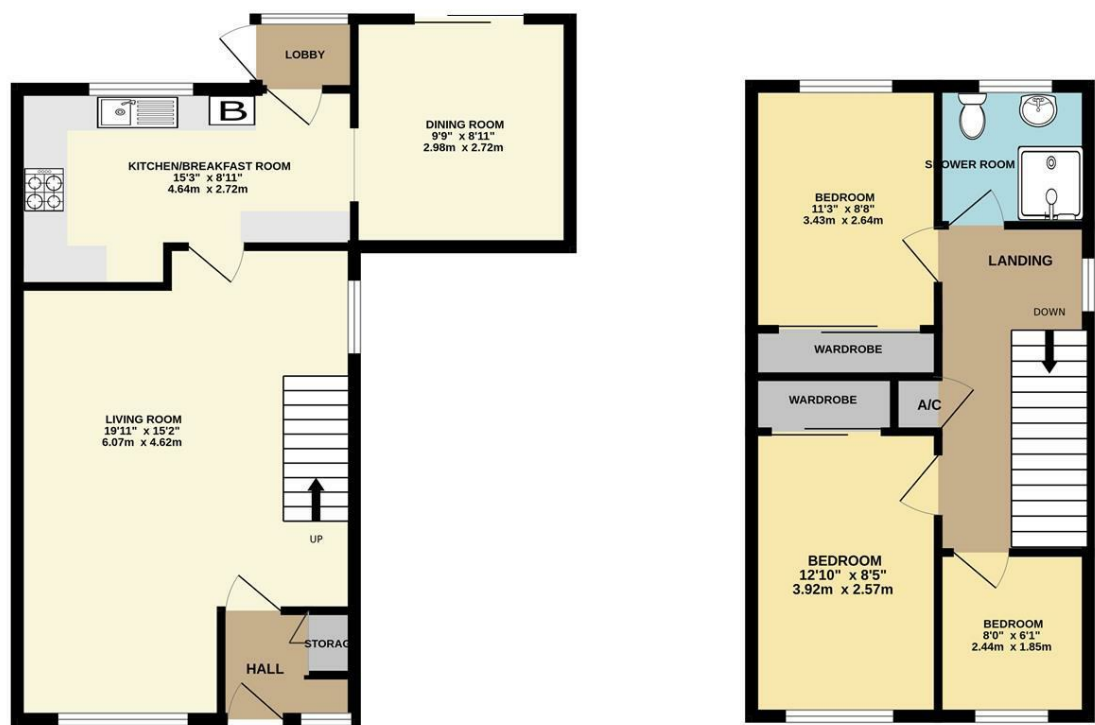
Fully enclosed. Mainly laid to lawn with patio adjacent to property. Summerhouse to the rear of the garden

(to remain) Side timber pedestrian gate to front of property.

SERVICES

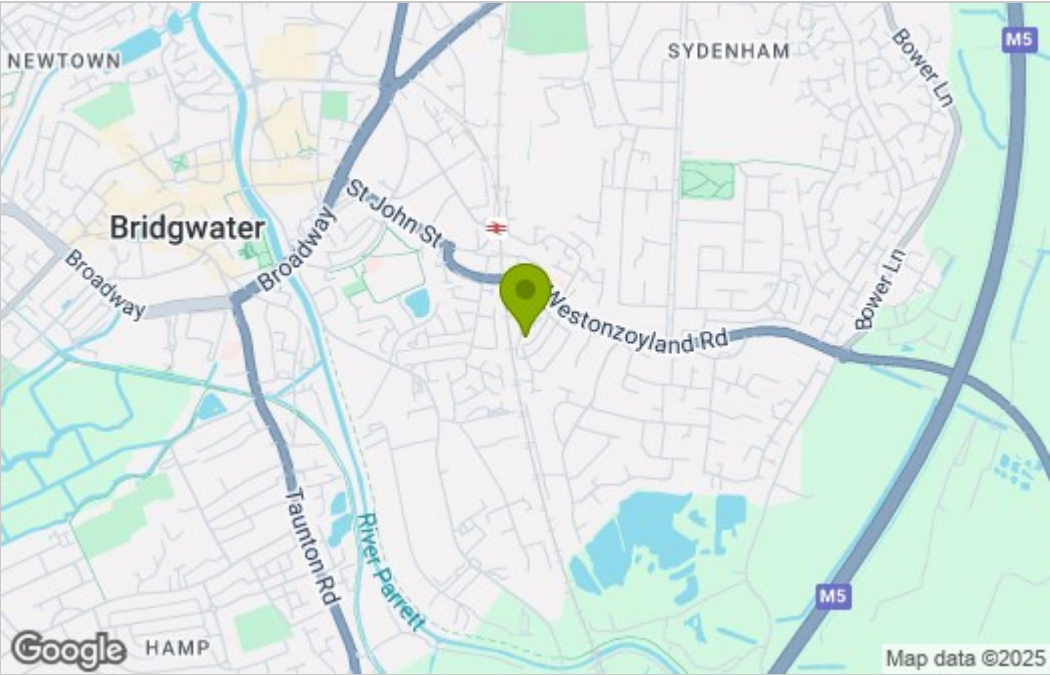
Mains gas, electricity, water & drainage.

Floor Plan

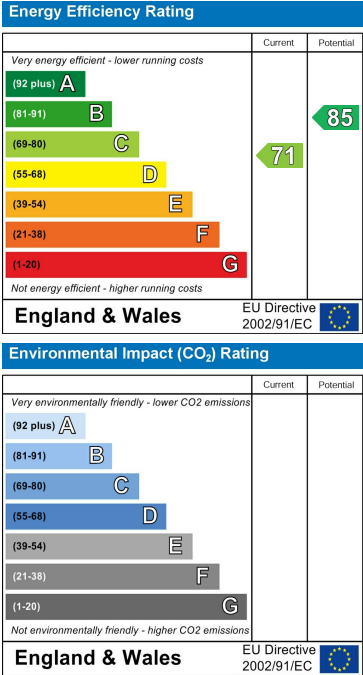


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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