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ESTATE AGENTS



38 Meadowlands Avenue, Bridgwater, TA6 3UQ

£210,000

A superbly presented two bedroom semi-detached house located on the favourable NDR development on the Northern outskirts of Bridgwater. There is off road parking leading to a garage adjacent to the property and a good size garden to the rear. Internally the accommodation is exceptionally well presented and briefly comprises entrance hallway, cloakroom, fitted kitchen and lounge to the ground floor. Upstairs there are two double bedrooms and a family bathroom. The property is approximately one mile from the town centre where numerous shopping facilities and amenities are available. There is also Trinity Sports and Leisure (1610) and 'Wembdon Village Hall at The Green' close by and primary and secondary schools within walking distance together with good access towards junction 23 of the M5.

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

ENTRANCE

Via open canopy porch and double glazed panelled front door to:

ENTRANCE HALL

Staircase rising to first floor, radiator, panelled door to:

LOUNGE

Front aspect double glazed window, radiator. Under stairs storage cupboard. Door to:

KITCHEN

Rear aspect double glazed window. Fitted with a range of wall, base and drawer units with roll top work surfaces over and stainless steel sink and drainer unit inset. Built-in appliances to remain include electric oven and four ring gas hob with concealed extractor over. Space and plumbing for washing machine, space for fridge/freezer, space and point for a dishwasher. Boiler concealed in cupboard, tiled splashbacks, wood effect flooring, radiator, opening to:

INNER LOBBY

Double glazed door to the garden. Wood effect flooring. Door to:

CLOAKROOM

Obscure double glazed window to rear aspect. Fitted with a two piece white suite comprising close coupled WC and pedestal wash hand basin, radiator.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect, radiator. Built in cupboard. Wood effect flooring.

LANDING

Doors to bedrooms and bathroom. Loft hatch.

BATHROOM

Fitted with a three piece white suite comprising panel bath with mains shower over, pedestal wash hand basin and close coupled WC with push button flush, tiled splashbacks, radiator.

EXTERIOR

PARKING

In front of the garage adjacent to the property.

GARAGE- LEASEHOLD

The garage is situated under the coach house which is adjacent to the property and accessed via up and over door to front. Personnel door to the garden.

Peppercorn rent TBC- usually £10 per annum

999 years from 1st October 2004

GARDEN

Fully enclosed. Patio adjacent to house, predominantly laid to lawn. Pedestrian access via timber gate.

SERVICES

Mains electricity, water, gas and drainage.

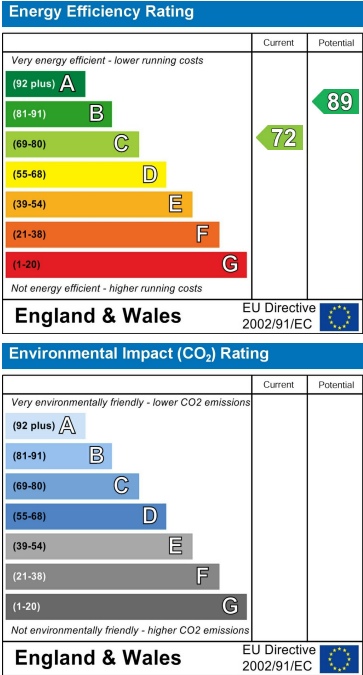
Floor Plan



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.