

  
**Natasha Howarth**  
ESTATE AGENTS



**32 Vita Avenue, Bridgwater, TA6 4YY**

**£215,000**

Welcome to this charming property constructed by award winning builders 'Persimmon Homes' in 2022 and located on the edge of the Kingsdown development. This brilliant two double bedroom end terrace house is a good size throughout with a fantastic garden and parking for two vehicles to the front.

32 Vita Avenue is fully double glazed, warmed by a gas central heating and still retains the majority of its NHBC guarantee. In brief the property comprises hall, open plan kitchen/ lounge/ diner and cloakroom to the ground floor with two good size bedrooms and a family bathroom to the first floor.

Situated in a convenient location on the Northern outskirts of Bridgwater and within half a mile of Junction 23 of the M5. The development benefits from a newly opened Tesco Express, fish and chip shop and 'Willowdown' primary school. Bridgwater town centre is approximately 2 miles distance and offers a wide range of shopping facilities.

## ENTRANCE

Via open canopy porch and front door to:

## HALL

Stairs rising to first floor. Door to:

## KITCHEN/ LOUNGE/ DINER

Double glazed window to front aspect. Fitted with a range of matching wall, base and drawer units with work surfaces over and stainless steel sink and drainer unit inset. Built in appliances to remain including electric oven and four ring gas hob with chimney style extractor over. Space for fridge freezer, space and plumbing for washing machine. Breakfast bar. Gas fired boiler concealed in wall unit. Splash backs.

Rear aspect double glazed French doors opening onto the garden. Radiator. Door to:

## CLOAKROOM

Fitted with a two piece white suite comprising close coupled WC and corner wash hand basin, radiator.

## LANDING

Loft Hatch with ladder- partially boarded. Doors to bedrooms and bathroom.

## BEDROOM ONE

Rear aspect double glazed window, radiator. Built in wardrobes with sliding doors.

## BEDROOM TWO

Two front aspect double glazed windows, radiator.

## BATHROOM

Fitted with a white three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and close coupled WC with push button flush. Tiled splash backs.

## EXTERIOR

### PARKING

For two vehicles to the front of the property.

### GARDEN

Fully enclosed by timber fencing. Large patio adjacent to house, mainly laid to lawn, side pedestrian access via timber gate. Timber decking to the rear of the garden.

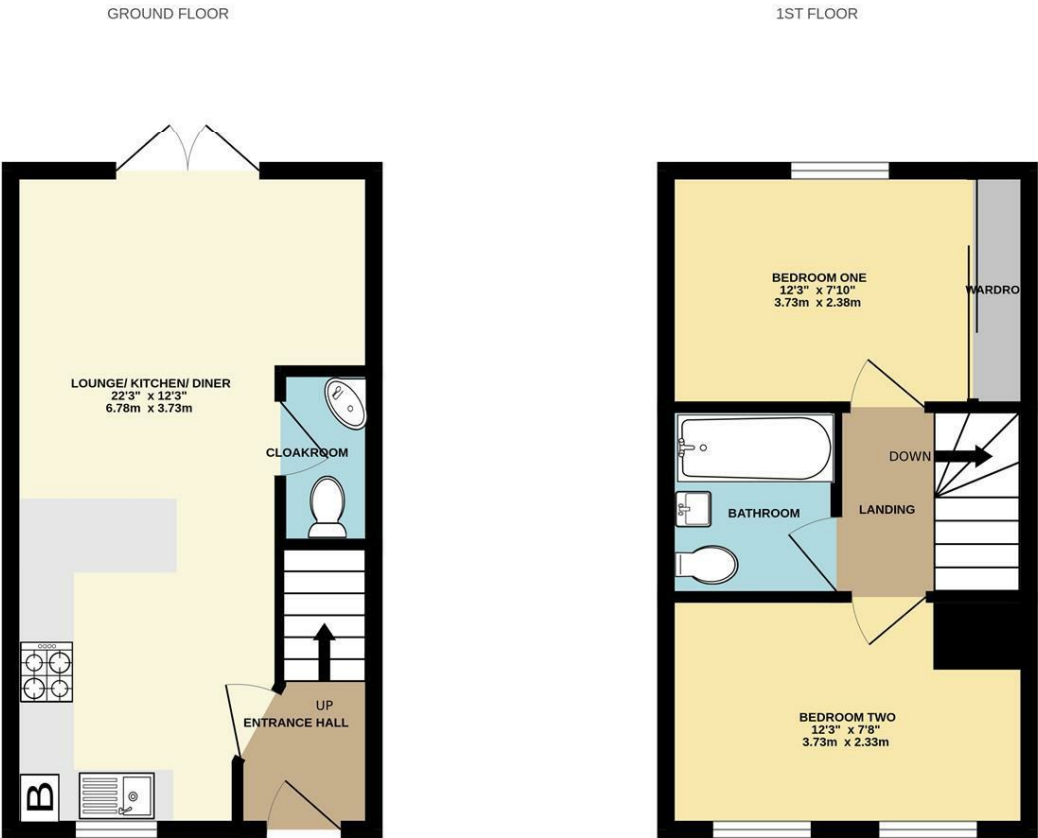
## SERVICES

Mains gas, electricity, water meter and drainage.

## ESTATE CHARGE

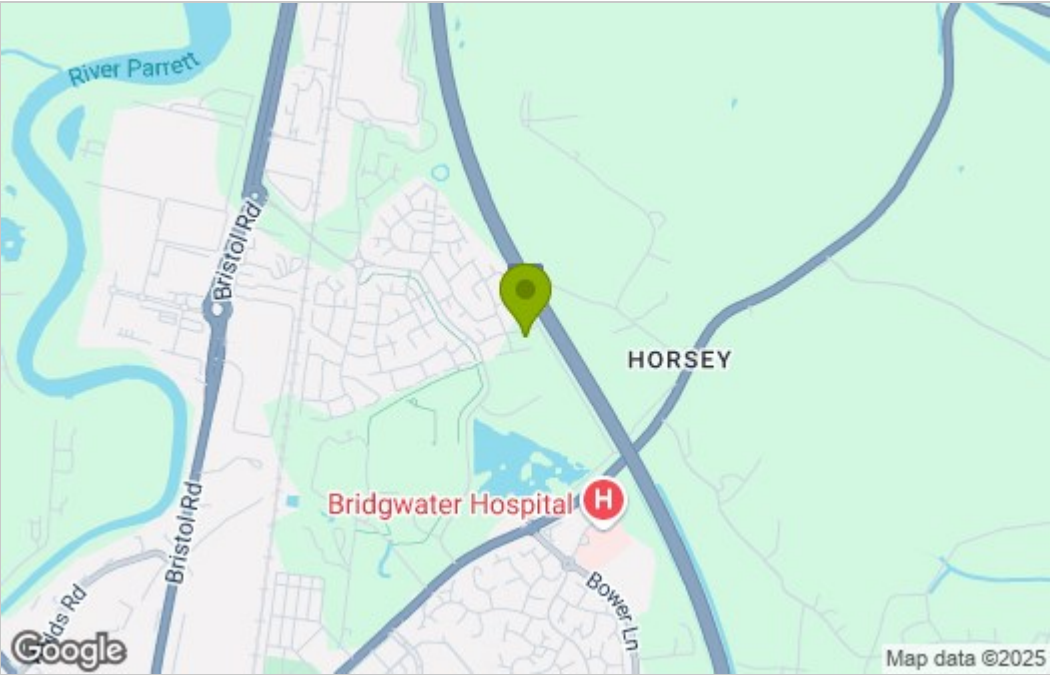
£200 per annum.

Floor Plan

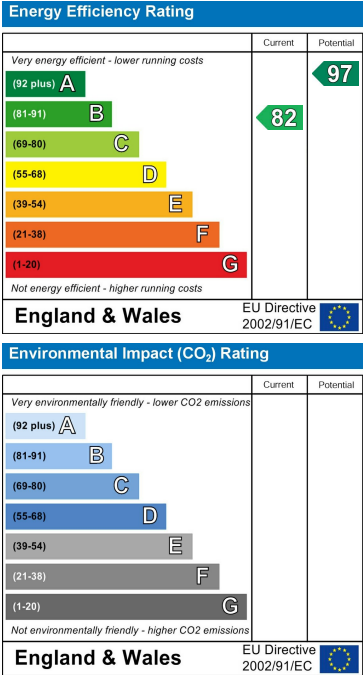


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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