

Natasha Howarth

ESTATE AGENTS



20 Lords Way, Bridgwater, TA6 3SF

£225,000

A beautifully presented end of terrace house which is primely positioned just off Trinity Way on the northern outskirts of Bridgwater. The property has been extended to allow for a superb conservatory with patio doors opening onto the low maintenance garden. The double glazed and centrally heated accommodation briefly comprises entrance hallway, cloakroom, lounge, kitchen/ diner and conservatory to the ground floor. There are two double bedrooms and a bathroom to the first floor. This stunning property is offered for sale with NO ONWARD CHAIN with parking and a garage to the side. Lords Way is a no-through road and is close to a local shop and within walking distance to Bridgwater's town centre, 1610 with its gym & swimming pool and The Green @ Wembdon. For an appointment to view please contact the vendors sole agent.

ENTRANCE

Via double glazed front door with leaded light pane inset to:

ENTRANCE HALLWAY

Double glazed window to side aspect. Wood effect flooring, radiator, door to living room and door to:

CLOAKROOM

Small obscure front aspect double glazed window. Fitted with a two piece white suite comprising vanity wash hand basin and close coupled WC with push button flush. Wood effect flooring, heated towel rail.

LIVING ROOM

Front aspect double glazed window. Feature fireplace with electric fire inset, two radiators. Stairs rising to the first floor with built in cupboard beneath. Door to:

KITCHEN/ DINER

Rear aspect double glazed window. Fitted with matching wall, base and drawer units and roll top work surfaces over with stainless steel sink and drainer unit inset. Built in appliances to remain including electric oven and four ring hob with extractor fan over. Space for fridge freezer and space and plumbing for washing machine. Gas fired boiler concealed in wall unit. Radiator. Wood effect flooring. Double glazed French doors to:

CONSERVATORY

Dual aspect double glazed windows with French doors inset leading to the garden. Wood effect flooring, radiator.

LANDING

Access to bedrooms and bathroom.

BEDROOM ONE

Two double glazed windows to front aspect. Radiator. Built in double wardrobe. Built in airing cupboard housing the water tank.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BATHROOM

Obscure double glazed window to rear aspect. Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled WC with push button flush. Partially tiled walls, wood effect flooring, heated towel rail.

EXTERIOR

PARKING

For one vehicle.

GARAGE

Electric door. Power and light connected, Personnel door to the garden.

GARDEN

Fully enclosed with patio.

SERVICES

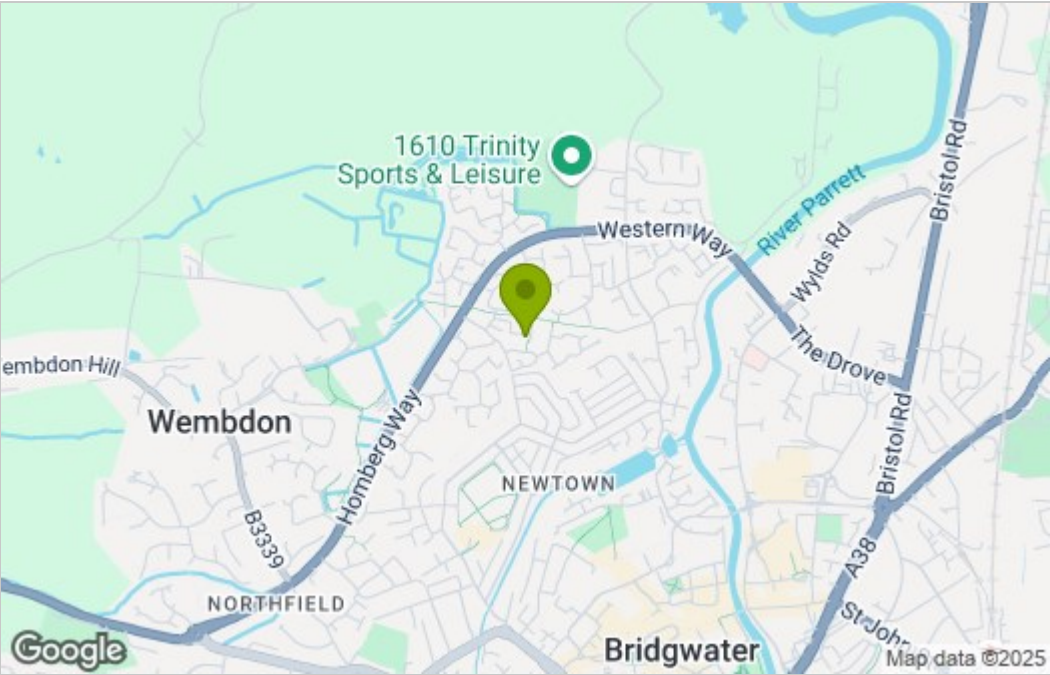
Mains water, gas, drainage & electricity.

Floor Plan

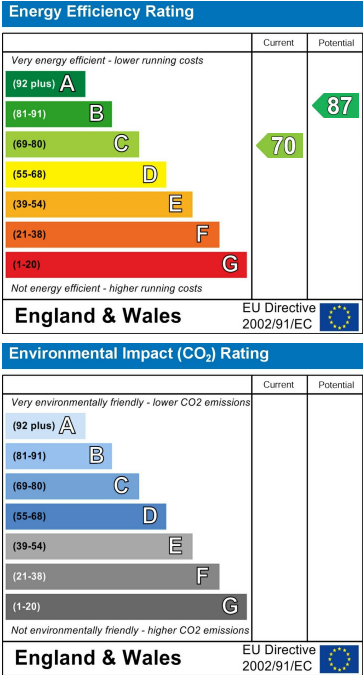


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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