



FOR SALE

Guide Price £347,500

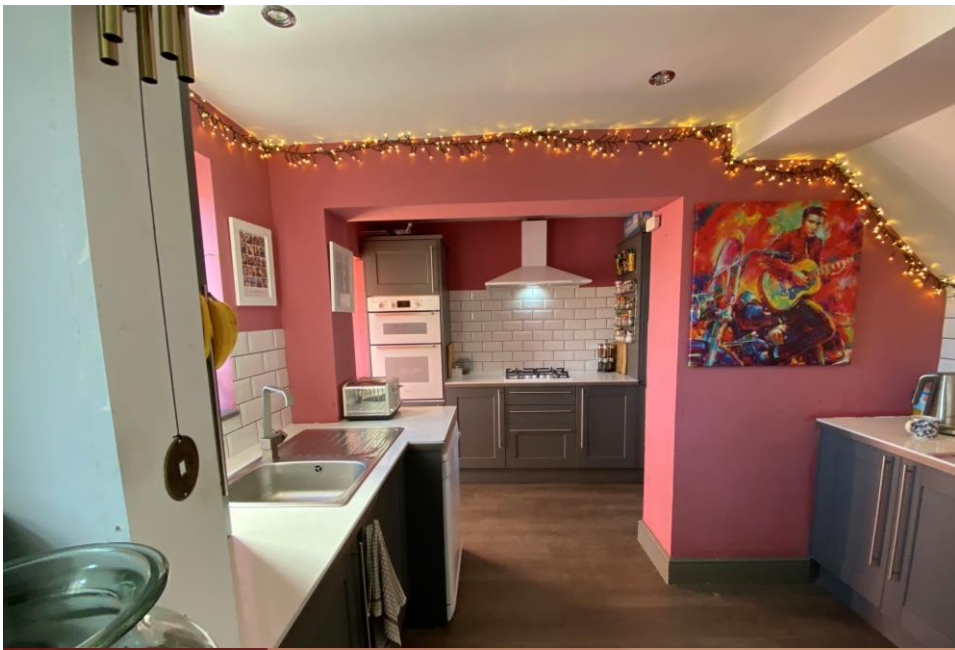
Bridgwater Road,



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A substantial, extended, well presented semi-detached family home, boasting 4 bedrooms 1 being en-suite, sitting room, a lovely kitchen/dining room, study/breakfast room, family bathroom, double glazing, gas central heating, ample parking and a fully enclosed garden, the property is situated within easy reach of the M5 motorway in a sought-after location.





Accommodation

Front door opening to:-

Entrance Hall

With a radiator, LVT flooring, stairs to the first floor accommodation with under stairs storage cupboard, ceiling light, doors to:-

Sitting Room

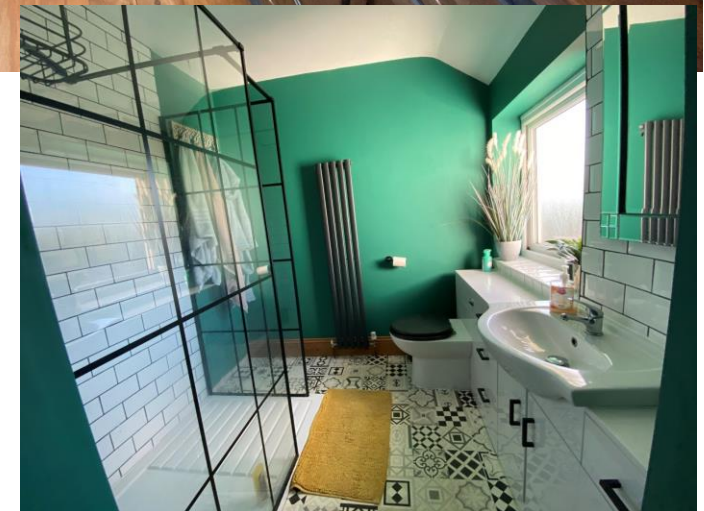
c.13' max x 12'1 max (3.96m x 3.68m)

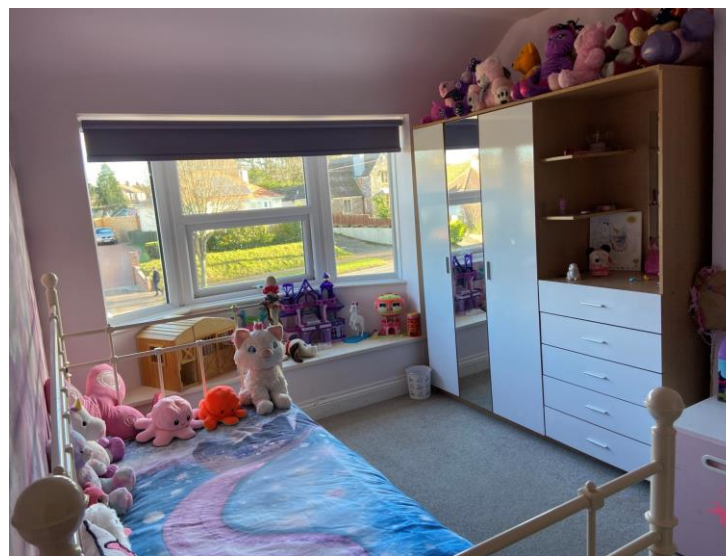
With a double glazed bay window to the front aspect, LVT flooring, open fireplace, radiator, television point, ceiling light, open plan through to:-

Kitchen/Dining Room

c.22'1 x 11'5 (6.73m x 3.47m)

With a double glazed patio door and window to the rear aspect, LVT flooring, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1&1/4 bowl single drainer sink unit with mixer tap, built-in electric double oven and 4 ring hob with extractor cooker hood over, space and plumbing for a dishwasher, wall mounted gas boiler for the hot water and central heating, tiling to splash prone areas, stable style door to the front aspect, and door way through to:-





Study/Breakfast Room
c.10' x 5'2 (3.04m x 1.57m)

With double glazed windows to the side and rear aspects, double glazed stable style door to the rear garden, feature tiled floor, ceiling light.

Landing

With access to the loft space, utility cupboard with space and plumbing for a washing machine and tumble dryer, ceiling light and doors to:-

Bedroom 1

c.18' x 9' (5.51m x 2.74m)

With a double glazed window to the rear elevation, exposed wooden floor, a lovely vaulted ceiling with Velux window, radiator, ceiling light and 2 spotlights, door through to:-

En-Suite Shower Room

With a double glazed window to the rear elevation, a suite comprising of a fully tiled shower cubicle, wash hand basin, close coupled WC, tiling to splash prone areas, radiator, extractor fan, ceiling light.





Bedroom 2
c.11'4 x 10'5 max (3.45m x 3.17m)
With a double glazed window to the rear elevation, radiator, ceiling light.

Bedroom 3
c.12' x 9'4 max (3.65m x 2.84m)
With a double glazed window to the front elevation, radiator, ceiling light.

Bedroom 4
c.10'1 x 8'5 (3.07m x 2.56m)
With double glazed window to the front elevation, radiator, ceiling light.



Family Bathroom
With a double glazed window to the front elevation, a suite comprising of a bath with shower over, wash hand basin, close coupled WC, heated towel rail, tiling to splash prone areas, linen cupboard, ceiling light.

Outside

To the front of the property there is a driveway providing ample parking and giving access to the front door, there is a side access gate through to a covered patio area suitable for use as a carport etc, with a further gate giving access to the rear garden, which is fully enclosed and offers a generously proportioned patio that gives access to a lawn and numerous flowerbeds housing a variety of mature shrubs and trees, outside water supply and lighting.

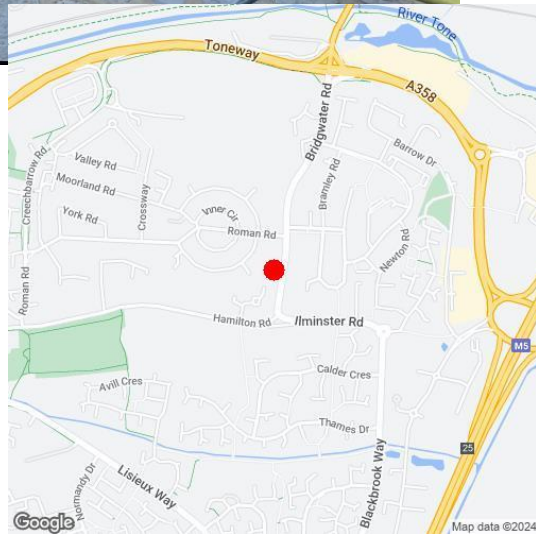
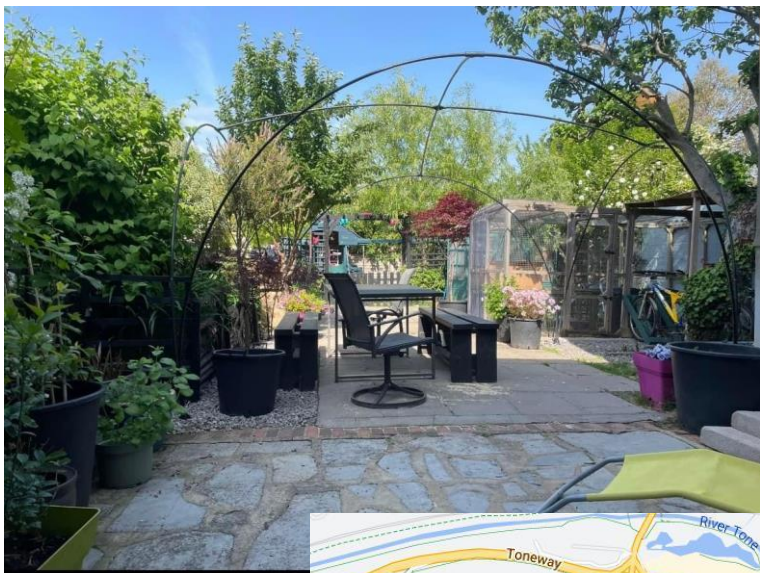
Construction: - Rendered brick under a tiled roof.

Council Tax Band: - C

Primary School Catchment: - Minerva School

Secondary School Catchment: - Heathfield School





Directions

Head out of Taunton along Hamilton Road, continue through the lights into Bridgwater Road and the property will be found on the left hand side.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

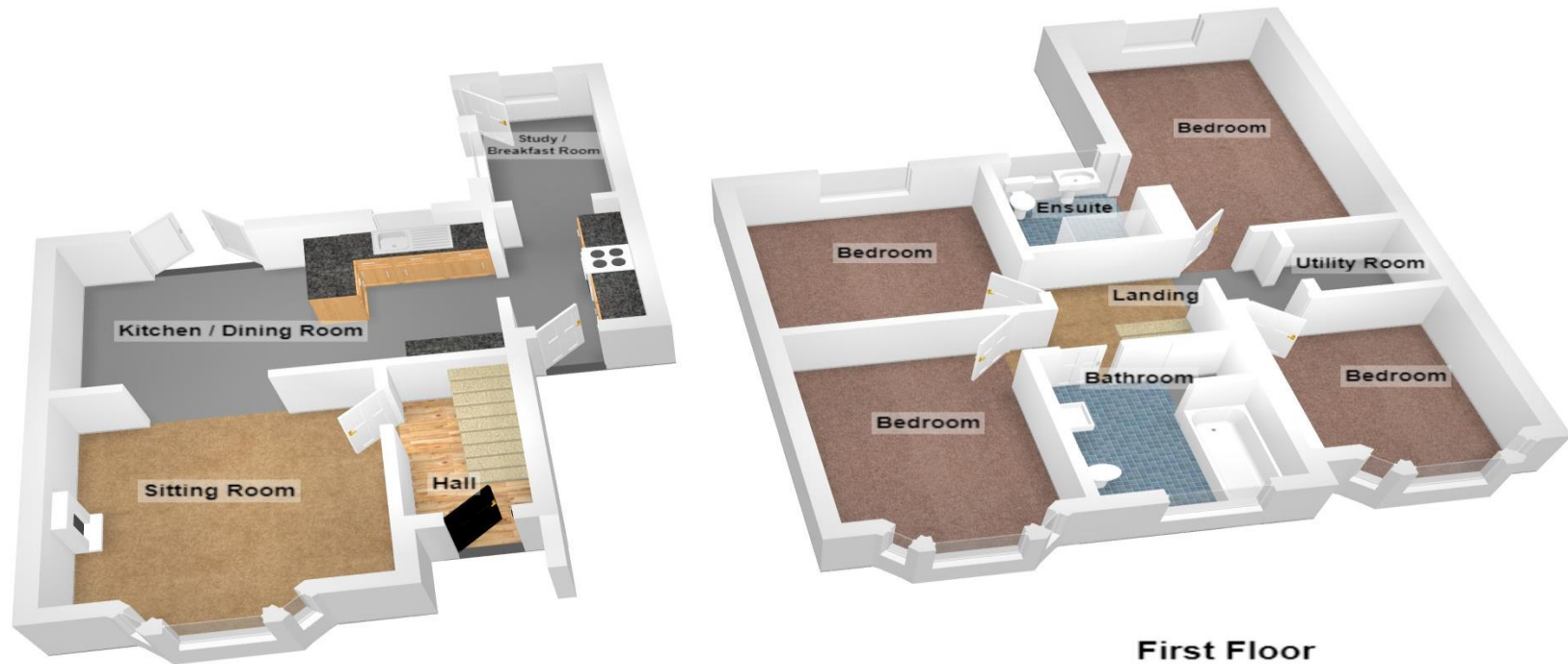
Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Bridgwater Road, Taunton



Ground Floor

First Floor

For illustration only.
Decoration, fixtures & fittings do not
represent the current state of the property.
Dimensions are approximate & not to scale.
No responsibility is taken for any errors or
omissions.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.



TRGLawrence
& Son