

FOR SALE

Guide Price £285,000

Amberwood Mews, Bridgwater



A semi-detached family home available with no onward chain, boasting 3 bedrooms 1 being en-suite, sitting room, kitchen/dining room, cloakroom, family bathroom, double glazing gas, central heating, parking and a fully enclosed garden, the property is situated in a quiet much sought-after location and presented in good decorative order throughout.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm

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.

Ground Floor

Accommodation

Front door opening to:-

Entrance Hall

With stairs to first-floor accommodation, ceiling light, radiator, doors to:-

Cloakroom

With a double glazed window to the side aspect, pedestal wash hand basin, close coupled WC, heated towel rail, ceiling light.

Sitting Room

c.15'2 x 11'6 (4.62m x 3.50m)

With a double glazed window to the front aspect, radiator, under stairs storage cupboard, ceiling light, door to:-

Kitchen/Dining Room

c.14'7 x 8'6 (4.44m x 2.59m)

With a double glazed window and patio doors to the rear garden, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for a washing machine, built-in electric oven with 4 ring gas hob and extractor cooker hood over, tiling to splash prone areas, wall mounted gas boiler for the hot water and central heating, feature tiled floor, radiator, 2 ceiling lights.



FIRST FLOOR

Landing

With access to the loft space, ceiling light, doors to:-

Bedroom 1

c.14'7 max x 8'6 (4.44m x 2.59m)

With a double glazed window to the front elevation, radiator, ceiling light, door to:-

En-Suite Shower Room

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

Bedroom 2

c.10'6 x 8' (3.20m x 2.43m)

With a double glazed window to the rear elevation, radiator, ceiling light.

Bedroom 3

c.8'5 x 6'3 (2.56m x 1.90m)

With a double glazed window to the rear elevation, radiator, ceiling light.

Family Bathroom

With a suite comprising of a bath with mixer tap and shower handset, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, heated towel rail, extractor fan, ceiling light.

OUTSIDE To the front of the property there is a driveway providing parking and access to the front door, and the rear garden is fully enclosed and offers a lawn and decked seating area with side access gate.

Council Tax Band :- B

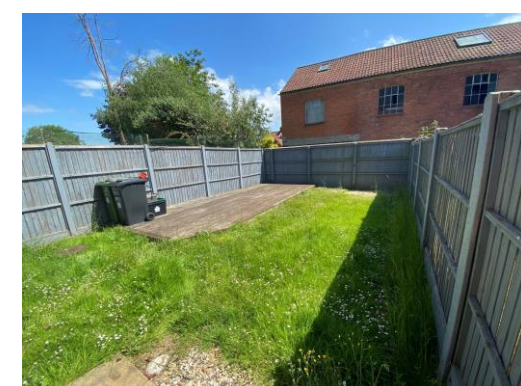
Construction :- Brisk under a tiled roof with UPVC double glazing.

Utilities :- Mains electric, water, drainage and gas.

Primary School Catchment :- Hamp Academy.

Secondary School Catchment :- Robert Blake Science Collage

Awaiting epc



Awaiting floorplan

Directions

Proceed into Bridgwater along Taunton Road, turn left into Hemp Green Rise, continue to the top of this road and Amberwood Mews is on the left.

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.

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