

FOR SALE

Guide Price £175,000

St Peters Court, Bridgwater



A 2 bedroom family home presented in very good decorative order throughout, boasting a sitting room, kitchen, family bathroom, double glazing, gas central heating and a fully enclosed low maintenance garden, the property is available with no onward chain and situated in a quiet cul-de-sac position with parking. New flooring 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

Double glazed front door opening to:-

Entrance Hall

With laminate floor, ceiling light, door to:-

Sitting Room

c.17'3 x 11'10 (5.25m x 3.60m)

With double glazed patio doors to the rear garden, a continuation laminate floor, radiator, ceiling light.

Kitchen

c.7'10 x 7'6 (2.38m x 2.28m)

With a double glazed window to the front aspect, 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 point for electric cooker, wall mounted gas boiler hot water and central heating, tiling to splash prone areas, space and plumbing for a washing machine, ceiling light.



FIRST FLOOR

Landing

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

Bedroom 1

c.12'2 x 11'10 > 8'9 (3.70m x 3.60m > 2.66m)

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

Bedroom 2

c.10'6 x 6'9 (3.20m x 2.058m)

With a 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, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, 4 spotlights.



OUTSIDE

The rear garden is fully enclosed and laid to gravel and patio seating areas.

Council Tax Band :- A

Construction :- Brick under a tiled roof with double glazing.

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

Primary School Catchment :- Bridgwater College Academy.

Secondary School Catchment :- Bridgwater College Academy.



Directions

Head out of Bridgwater on the Weston Zoyland Road, turn right at the roundabout into Dunwear Lane then right into Summerville Way and St Peters Court will be found on your right 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.

