



Moonraker Close – £175,000 Freehold

Linda Saunders | Estate Agents



14 Moonraker Close Bridgwater TA6 5HD

We are pleased to offer this two bedroom semi detached house within this modern residential location. The property offers an excellent opportunity to own a comfortable and affordable home. The property briefly comprises; kitchen, lounge/diner, two bedrooms and bathroom. There is an enclosed rear garden and a driveway providing parking for two vehicles. Viewing is highly recommended as it is available with no onward chain.

ACCOMMODATION (All measurements are approximate)

Entrance Hallway: Glazed door, stairs to first floor, consumer unit, radiator, door to: -

Lounge/Diner: 15'10" x 11'09" narrowing to 08'09". Double glazed windows to front aspect, two radiators and laminate flooring. Door to: -

Kitchen: 12'0" x 08'01". Glazed door and window to rear aspect, fitted with a range of eye and low level units, work surface with stainless steel sink and drainer with tiled splashbacks. Electric oven with gas hob and extractor over and space and plumbing for washing machine, wall mounted combination boiler, radiator and laminate flooring.

Landing: Doors to all rooms, loft hatch **OUTSIDE** and carpet as fitted.

Bedroom 1: 12'0" x 09'03" reducing to 08'02. Double glazed window to rear aspect, ceiling light, radiator, and carpet as fitted.

Bedroom 2: 12'0" x 07'11" narrowing to 04'03". Double glazed window to front aspect, built in over stairs storage cupboard, ceiling light, radiator, and carpet as fitted.

Bathroom: Double glazed window to side aspect, fitted with a three piece white suite comprising low level WC, pedestal wash hand basin, panelled bath with electric shower over, tiled splashbacks, extractor fan, radiator, and vinyl flooring.

To the front is a small garden area, laid to block paving. To the side is a personal access gate to the rear garden and a driveway providing parking for two vehicles. The rear garden is low maintenance with paved patio and a shingle and lawn areas with a garden shed. The rear garden is fully enclosed.

EPC Rating: D 64

Council Tax Band: A

Local authority reference number: 6407700140

Please Note: These are preliminary details as we are awaiting their approval by our vendor.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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FREE Market Appraisal

If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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