



Durleigh — £410,000 Freehold

Linda Saunders | Estate Agents





I 6 Fallow View Road  
Bridgwater  
TA6 6DB

We are pleased to offer this modern executive five bedroom detached town house set within this respected residential location and within walking distance of the town centre. The property briefly comprises; spacious kitchen/diner, lounge, and guest WC to the ground floor, and three bedrooms and family bathroom to the second. On the top floor is the master bedroom with en suite. There is an enclosed rear garden and a garage and driveway. The property further benefits from oak doors, gas central heating and double glazing throughout. Viewing is highly recommended as it is available with no onward chain.

<b>Accommodation</b> (All measurements are approximate)		<b>First Floor Landing</b>	<b>Second Floor Landing:</b> Airing cupboard.
<b>Entrance Hall:</b>	Understairs storage.	<b>Bedroom 2:</b> 14' 02" x 12' 0" (4.31m x 3.65m) With attractive views, double recess wardrobe unit.	<b>Study/Bedroom 5:</b> 08' 02" x 06' 06" (2.49m x 1.98m)
<b>Guest Cloakroom:</b>	WC and wash basin.	<b>Bedroom 3:</b> 11' 05" x 11' 02" (3.48m x 3.40m) With built-in double wardrobe unit.	<b>Master Bedroom:</b> 17' 05" x 15' 08" (5.30m x 4.77m) (approximately) With ' Sharps' fitted wardrobes, attractive views towards the Quantock Hills.
<b>Sitting Room:</b>	16' 05" x 12' 0" (5.00m x 3.65m) with open outlook to front aspect.	<b>Bedroom 4:</b> 09' 03" x 07' 07" (2.82m x 2.31m) (maximum) With built-in wardrobe unit.	<b>En-Suite Shower Room:</b> Double shower enclosure, WC, wall mounted wash basin.
<b>Kitchen/Dining Room:</b>	19' 02" x 11' 05" (5.84m x 3.48m) Comprehensively fitted with a range of built-in appliances to include double oven, five burner gas hob, built-in dishwasher, fridge/freezer unit and washer/dryer unit.	<b>Family Bathroom:</b> 06' 08" x 06' 05" (2.03m x 1.95m) With panelled bath with shower and screen, WC and wash basin.	<b>Outside</b> Small open plan landscaped front garden with a side driveway for two vehicles leading to <b>GARAGE</b> with light, power, and access to a fully

enclosed rear garden which is laid mainly to lawn with various part bordering shrubs and plants and gravel seating area.

**AGENTS NOTES:** This property is subject to an annual fee of approximately £198.31 payable to Belmont Property Management towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.

Tenure: **Freehold**

Energy Rating: **B 85**

Council Tax Band: **E**

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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	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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#### OFFICE OPENING HOURS

Mon – Fri 9.00 – 5.00pm, Saturday By appointment only

Website: [www.lindasaunders-estateagents.co.uk](http://www.lindasaunders-estateagents.co.uk) E-mail: [hotproperty@lindasaundersestateagents.co.uk](mailto:hotproperty@lindasaundersestateagents.co.uk)

#### **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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