



Parkway —£249,950 Freehold

Linda Saunders | Estate Agents



III Parkway Bridgwater TA6 4HR

This is a wonderful opportunity to acquire a three/four-bedroom home set in this ever-popular residential area of similar properties. The property is conveniently situated close to local schools and shops and is a popular residential area which provides easy access to the M5 motorway network. These properties provide deceptively generous accommodation and are ideal family homes. The property benefits from single storey extension.

The property briefly comprises; modern fitted kitchen/diner with an archway opening into the generous lounge. There is a utility room, guest WC and either a snug or 4th bedroom. On the first floor are three bedrooms and a recently remodelled family bathroom. The single storey kitchen/diner extension runs across the rear of the property and incorporates the guest WC. The property further benefits from gas central heating, PVCu double glazing, fascias, and soffits. There are attractive gardens front and rear with a block-built workshop at the rear and a decorative concrete driveway providing off road parking. The layout could lend itself as an HMO. An early inspection is advised.

ACCOMMODATION (All sizes are approximate)

Entrance Hall: Via PVCu door with decorative inserts, carpet as fitted, stairs rising to first floor and door to lounge.

Living Room: L-shaped 18'05" x 13'05" (5.62m x 4.10m) maximum measurement. PVCu double glazed window to front aspect, feature fireplace, radiator, and newly fitted grey oak effect flooring. Archway to: -

Kitchen/Diner: 18'08" x 08'07" (5.69m x 2.62m). PVCu double glazed windows and French doors to rear aspect, range of modern wall and base units with complimentary work

surfaces, 1 1/2 bowl composite sink and drainer unit, some built in appliances, built in oven and five ring gas hob with stainless steel chimney style extractor over, inset spotlights, Velux window and solid oak flooring with sparkly tiled flooring in the kitchen area.

Utility Area: Featuring floor and wall units, sink, plumbing for washing machine and space for tumble dryer and chest freezer, inset spotlights and vinyl flooring.

Cloakroom: PVCu double glazed window to rear aspect and comprising; modern low-level WC and wall mounted sink, and vinyl flooring.

Snug/Bedroom 4: 10'06" x 09'05" (3.21m x 2.89m) maximum measurement. PVCu double glazed window to front aspect, radiator and vinyl flooring.

Landing: PVCu double glazed window to rear aspect, airing cupboard.

Master Bedroom: 12'08" x 09'08" (3.86m x 2.95m). PVCu double glazed window to front aspect, built in wardrobes and cupboard, radiator and carpet as fitted.

Bathroom: PVCu obscure double-glazed window to rear aspect, modern white three-piece suite comprising; panelled bath with mains shower over, vanity wash hand basin, low level WC,

chrome ladder style radiator, inset spotlights and grey wood effect flooring.

Bedroom 2: 09'0" x 8'08" (2.75m x 2.65m). PVCu double glazed window to front aspect, radiator and carpet as fitted.

Bedroom 3: 09'02" x 07'07" (2.80m x 2.36m). PVCu double glazed window to rear aspect, radiator and carpet as fitted.

OUTSIDE

To the front there is a relatively low maintenance garden with a decorative concrete hardstanding, bound by a lawn and pathway.

The rear garden is laid to lawn with a porcelain patio and pathway, leading to the block-built workshop. There is a personal access gate to the rear of the property.

All mains' services supplied.

Local Authority: **Sedgemoor**

Local authority reference number **6502301110**

Council Tax Band: **A**

EPC Rating: **TBA**

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

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.

Linda Saunders | Estate Agents



45 High Street, Bridgwater, Somerset TA6 3BG Tel: 01278 425242
Fax: 01278 425262 Email: hotproperty@lindasaundersestateagents.co.uk



Need Mortgage Advice? Perhaps we can do all the leg work through our associate company Woodward Insurance Services. Call us today to book your free appointment. Your home is at risk if you fail to keep up repayments on your mortgage or any loan secured on your property.

OFFICE OPENING HOURS

Mon – Fri 9.00 – 5.00pm, Saturday Viewings by appointment

Website: www.lindasaunders-estateagents.co.uk E-mail: 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.

L166 Printed by Ravensworth Digital 0870 112 5306

