



Dunkery Road –£285,000 Freehold

Linda Saunders | Estate Agents



32 Dunkery Road
Bridgwater
TA6 7LP

We are pleased to offer this three-bedroom family home in this ever-popular location close to Haygrove School. The property briefly comprises a good-sized ground floor reception room leading to an equally spacious conservatory with commanding views over the approximate 85 ft garden, kitchen, guest cloakroom and a further room used for dining and three bedrooms and family bathroom to the first. The property benefits from gas central heating and PVCu double glazing. In addition to the generous rear garden there is parking for at least two vehicles to the front. Viewing is highly recommended as it is available with no onward chain and in a very sought after area.

ACCOMMODATION

(All measurements are approximate)

Entrance Hallway: Via composite front door, stairs rising to first floor, radiator, and vinyl flooring.

Lounge: 5.947 x 3.90 maximum (18'03" x 12'10") PVCu double glazed window to the front aspect, feature fireplace, coved ceiling, two radiators and carpet as fitted. Sliding patio doors to: -

Conservatory: 4.674 maximum x 3.301. PVCu Double glazed and set on a brick wall this conservatory is of very generous proportions with French doors opening

onto the tiled patio, radiator and tiled flooring.

Dining Room: 3.12 x 2.68 (08'09" x 10'02"). PVCu double glazed window and door to rear and side aspects, wall mounted electric heater, and laminate flooring.

Kitchen: 3.60 x 3.41 (11'09" x 11'02"). PVCu double glazed window to front and side aspects, PVCu door to dining room, fitted with a range of wall, base and drawer units with acrylic sink and drainer unit inset, built in electric oven and ceramic hob with stainless steel extractor over, tiled splash backs and surrounds, space and plumbing

for washing machine, fridge and freezer, radiator, and tiled flooring.

Guest Cloakroom: Fitted two-piece white suite comprising; low level WC and wash hand basin, wall mounted boiler, PVCu double glazed window to side aspect and tiled flooring.

Landing: Doors to all rooms. Window to front aspect and built in cupboard.

Bathroom: 1.67 x 2.59 (05'06" x 08'05"). Fitted with a three-piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, extractor fan, radiator, and tiled flooring.

Bedroom 1: 3.905 x 3.47 (12'09" x 11'04"). PVCu double glazed window to rear aspect, radiator, built in cupboard, built in matching furniture, coved ceiling, and carpet as fitted.

Bedroom 2: 3.44 x 2.943 (11'03" x 09'07"). PVCu double glazed window to rear aspect, ceiling light, built in cupboard, coved ceiling, radiator, and carpet as fitted.

Bedroom 3: 2.983 x 2.204 (09'05" x 07'02"). PVCu double glazed window to front aspect, ceiling light, coved ceiling, radiator, and carpet as fitted.

OUTSIDE

The front is laid to shingle and providing parking for at least two vehicles. To the rear is a generous enclosed garden of approximately 85 feet in length with personal access gate and a garden shed, trees and bushes.

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

All mains' services connected.

EPC Rating: D 65

Council Tax Band: C

Local authority reference number: 6207600320

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 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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45 High Street, Bridgwater, Somerset TA6 3BG Tel: 01278 425242
Fax: 01278 425262 Email: hotproperty@lindasaundersestateagents.co.uk

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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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