



**18 Sunnybank Road, Bridgwater, TA6 6JJ**

**£225,000**

Natasha Howarth Estate Agents are pleased to offer for sale this brick built end terraced house which is situated on the Southern outskirts of Bridgwater and just over a mile from junction 24 of the M5.

This double glazed and centrally heated three bedroom home is situated on a generous size plot with off street parking to the front leading to a single garage and good size rear garden.

The accommodation itself briefly comprises lobby, entrance hallway, lounge, dining room, kitchen/ breakfast room and utility room/ WC. Upstairs there are three bedrooms and a family bathroom.

This property is within close proximity to both Robert Blake and Hamp Academy.

This super family home is being sold with the added advantage of no onward chain.

For more information or an appointment to view please contact the vendors sole agents.

## ENTRANCE/ LOBBY

Double glazed door. Door to kitchen/ breakfast room.

## ENTRANCE HALLWAY

Side aspect wooden door. Staircase rising to first floor. Window to side aspect, radiator. Door to lounge. Built in storage cupboard. Opening to Inner lobby.

## LOUNGE

Front aspect bay window. Feature fireplace, radiator, opening to:

## DINING ROOM

Rear aspect glazed window. Wood effect flooring, radiator. Built in cupboard and shelving.

## INNER LOBBY

Under stairs cupboard. Built in storage. Bi- fold door to utility room/ WC and opening to kitchen/ breakfast room.

## UTILITY ROOM/ WC

Rear aspect window. Built in roll top work surface with space and plumbing for washing machine beneath. Space for fridge/ freezer. Fitted with a two piece suite comprising pedestal wash hand basin and low level W.C. Partially tiled walls.

## KITCHEN/ BREAKFAST ROOM

Rear aspect double glazed window. Fitted with a range of wall, base and drawer units with roll top work surfaces over and one and stainless steel sink and drainer unit inset, space for an undercounter fridge, integrated oven with electric hob and stainless steel chimney style extractor hood over. Integrated wine cooler. Part tiled walls, radiator, obscure side aspect paned door to the garden.

## LANDING

Side aspect window, access to insulated loft and access to bedrooms and bathroom.

## BEDROOM ONE

Front aspect double glazed window, built in wardrobes to recess, radiator.

## BEDROOM TWO

Rear aspect window, radiator, built in shelving.

## BEDROOM THREE

Side aspect double glazed window, radiator, storage cupboard housing gas fired combi boiler.

## BATHROOM

Obscure rear aspect window. Fitted with a three piece suite comprising panelled bath and wall mounted electric shower over with glass screen, pedestal wash hand basin and close coupled WC with push button flush, tiled walls, heated towel rail.

## EXTERIOR

## FRONT GARDEN

Fence to front boundary with gate inset, mainly laid to lawn.

## PARKING

For one vehicle on own drive to side leading to:

## GARAGE

Single garage, accessed via up and over door. Personnel door to the garden.

## GARDEN

Fully enclosed. Mainly laid to lawn with patio adjacent to house.

## SERVICES

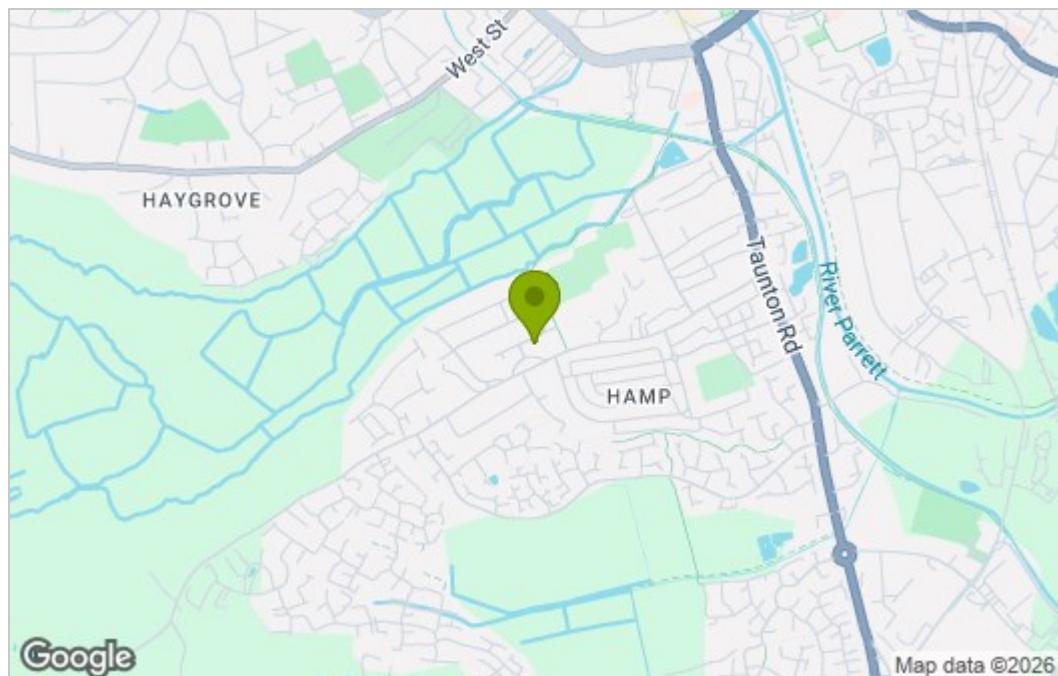
Mains gas, electricity, water and drainage.

## Floor Plan

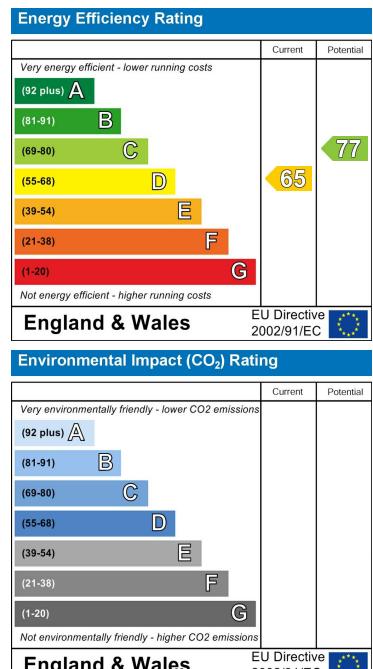


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller.