



5 Southlea Gardens, Bridgwater, TA5 2HR

**£410,000**

An exceptional and immaculately presented four bedroom detached property situated within a premium gated community with multiple off road parking, extension to the rear and a garage. The property benefits from oil central heating & sashed double glazing throughout.

5 Southlea Gardens is a truly wonderful opportunity offering any prospective purchaser superb and flexible accommodation arranged over two floors. Originally built in the 1930's, this home was entirely renovated less than four years ago

The property is offered to the market with NO ONWARD CHAIN and in brief comprises entrance porch, entrance hallway, ground floor bedroom with en-suite shower room, bathroom, dining room/bedroom 4, sitting room, kitchen/breakfast room and garden room. To the first floor are two further bedrooms and a bathroom.

For an appointment to view please contact the vendors sole agent.

## ENTRANCE

Via composite front door to:

## PORCH

Tiled floor, door to:

## ENTRANCE HALLWAY

Staircase rising to first floor, under stairs cupboard, tiled floor, alarm, built in storage cupboard, doors to:

## SITTING ROOM

Two double glazed windows to rear aspect. Feature fireplace with wood burner inset. Radiator. Double glazed French doors to the garden.

## KITCHEN/ FAMILY ROOM

Dual aspect double glazed windows. Fitted with a range of matching grey wall, base and drawer units with work surfaces over and sink and drainer unit inset. Appliances to remain including freestanding cooker with extractor hood over. Integrated fridge/freezer and dishwasher. Island and display cabinets. Wood effect flooring, radiator. Rear aspect double glazed French doors to:

## GARDEN ROOM

Dual aspect double glazed windows with double glazed patio doors inset. Two radiators, wood effect flooring.

## BEDROOM

Side aspect double glazed window. Built in wardrobes, radiator, door to

## ENSUITE SHOWER ROOM

Obscure front aspect double glazed window. Fitted with a three piece suite comprising large tiled walk in shower cubicle with mains shower, WC and wash hand basin. Wood effect flooring. Heated towel rail.

## BEDROOM

Dual aspect double glazed window. Built in wardrobes, radiator, door to

## BATHROOM

Obscure front aspect double glazed window. Fitted with a three piece suite comprising freestanding roll top bath, wash hand basin and WC, tiled splash backs, tiled floor, heated towel rail. Built in storage cupboard.

## LANDING

Doors to bedroom and bathroom. Built in cupboard.

## BEDROOM

Rear aspect double glazed window. Radiator.

## BEDROOM

Rear aspect double glazed window. Radiator.

## FIRST FLOOR BATHROOM

Obscure front aspect double glazed window. Fitted with a four piece suite comprising panelled bath, large walk in shower cubicle with shower over, wash hand basin and WC, tiled splash backs, tiled floor, heated towel rail.

## EXTERIOR

The property benefits from off road parking for multiple vehicles, large wrap around gardens with GARAGE (power and light connected). The rear garden is fully landscaped. To the front there is a timber shed to remain.

## NB

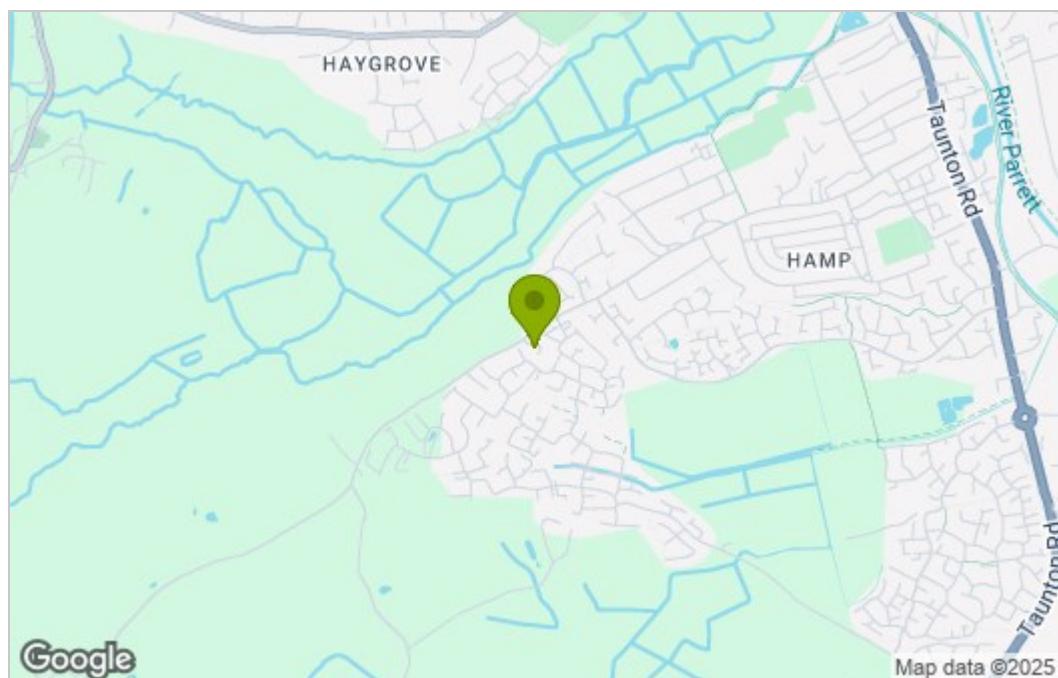
This property is subject to an annual fee of £420 payable to Southlea Gardens Management Company LTD towards maintenance and upkeep of the road and electric gates. Full details of this can be sought via your Legal Representative.

## Floor Plan

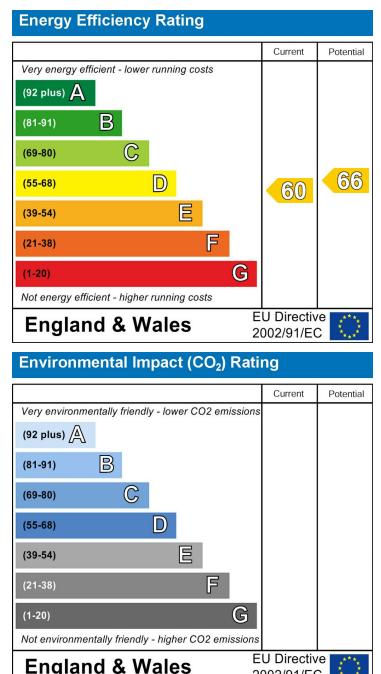


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.