Natasha Howarth

ESTATE AGENTS









7 Bouverie Road, Bridgwater, TA6 7EL

£299,950

Natasha Howarth Estate Agents are delighted to offer for sale this fantastic three bedroom semi-detached family home with garage and off road parking located in a private road on the favoured west side of Bridgwater. This well presented property is double glazed with gas fired central heating and briefly comprises entrance hallway, downstairs cloakroom, kitchen, living room and a conservatory to the ground floor. To the first floor are three good size bedrooms and a family bathroom. In addition there is low maintenance rear garden with store/ utility room. Bouverie Road is conveniently situated for both the local primary and secondary schools and within a mile of the range of amenities available in the town centre of Bridgwater.

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

ENTRANCE
Via open canopy porch and recessed half glazed panelled front door and window combination unit to:

ENTRANCE HALLWAY
Staircase to first floor with cupboard beneath, radiator. Built in cupboard. Doors to cloakroom, kitchen and living room.

KITCHEN
Double glazed window to front aspect. Fitted with a range of matching wall, base and drawer units with roll top work surfaces over with one and a quarter bowl stainless steel sink and drainer unit inset. Integrated appliances to remain to include oven and grill, gas hob with concealed extractor over and integrated fridge/ freezer. Space and plumbing for a washing machine, space for additional appliance, tiled flooring, tiled splash backs and surrounds, radiator. Double glazed door to lobby.

CLOAKROOM
Obscure front aspect double glazed window. Fitted with a two piece suite comprising WC and vanity wash hand basin. Tiled flooring, radiator. Wall mounted gas fired boiler.

LIVING ROOM
Double glazed windows to rear aspect. Two radiators. Double glazed patio doors to the conservatory.

CONSERVATORY
Dual aspect double glazed windows with French doors inset to the garden. Tiled floor. Electric panel radiator.

LANDING
Doors to bedrooms and bathroom. Airing cupboard housing the water tank. Loft hatch.

BEDROOM ONE
Rear aspect double glazed window. Wall of built in wardrobes. Radiator.

BEDROOM TWO
Front aspect double glazed window. Built in wardrobes. Radiator.

BEDROOM THREE
Rear aspect double glazed window. Built in wardrobes. Radiator.

BATHROOM
Two obscure front aspect double glazed windows. Fitted with a white four piece suite comprising panelled bath, large corner shower cubicle with wall mounted shower over. Vanity wash hand basin and WC, heated towel rail. Tiled walls, tiled floor.

EXTERIOR

PARKING
Off street parking to the front for multiple vehicles leading to the garage.

GARAGE
Accessed via up and over door to front. Power and light connected.

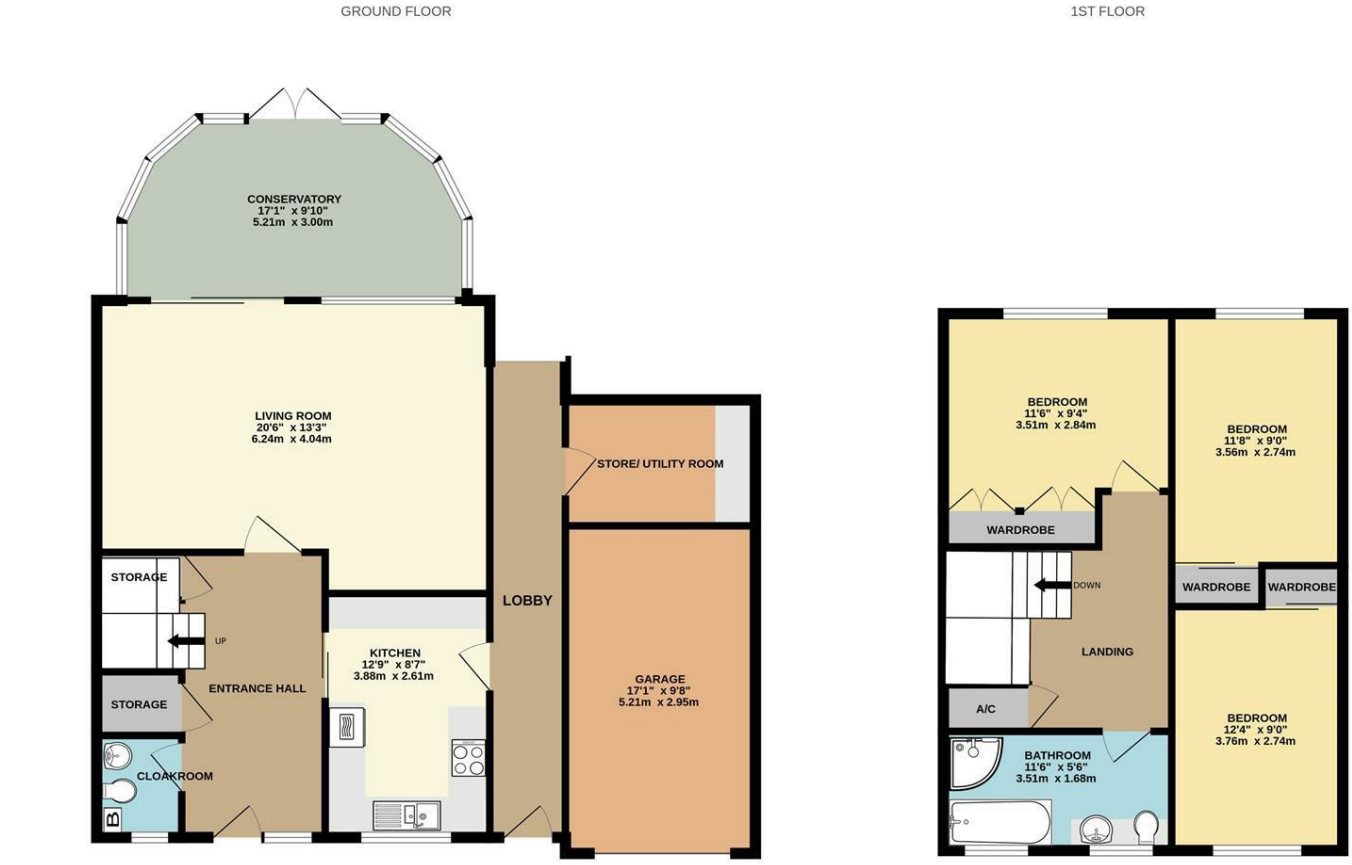
STORE/ UTILITY ROOM
Fitted with matching wall, base and drawer units with roll top work surface over. Space for freezer or similar appliance.

GARDEN
Fully enclosed. Patio adjacent to house with flower and shingled borders. Greenhouse to remain. Side pedestrian door providing access to front of property.

SERVICES
Mains gas, electricity, water and drainage.

NB
Bouverie Road is a private unadopted road and therefore any future maintenance costs would be shared equally between all residents. The road was resurfaced in 2006.

Floor Plan

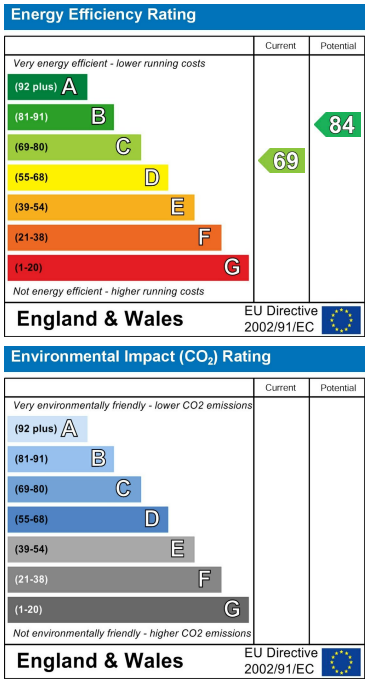


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

The Property Ombudsman
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