

10 Pedwell Lane | Bridgwater | TA7 9PD

FREEHOLD

£300,000

PROPERTY SUMMARY



This spacious, semi detached property with far reaching views within the desirable village of Ashcott has come to the market. The property comprises: entrance hall, two reception rooms, kitchen, WC, sun room, three bedrooms, bathroom and workshop. Outside is a enclosed rear garden and off road parking for two vehicles. This property is being offered with NO onward chain. An early viewing is highly recommended.



Storm Porch

UPVC double glazed door. UPVC double glazed window to front and side. UPVC double glazed door leading to entrance hall.

Entrance Hall

Doors to kitchen and living room. Storage cupboard. Stairs to first floor.

Living Room

21'9 x 13'1 (6.63m x 3.99m)

Two radiators. UPVC double glazed window to rear. UPVC double glazed French doors leading to sun room.

Sun Room

20'6 x 10'3 (6.25m x 3.12m)

Two radiators. UPVC double glazed doors leading to patio. UPVC double glazed windows to front and side with far reaching views.

Kitchen

10'4 x 10'11 (3.15m x 3.33m)

A range of wall, drawer and base units with laminate work surfaces over. Electric double oven with gas hob and cooker hood over. Space and plumbing for washing machine. Space for under counter fridge. Sink with drainer and mixer tap over. Tiling to splash prone areas. UPVC double glazed window to front. Wall mounted boiler. Door to inner hallway.

Inner Hallway

Doors leading to utility room and WC. Opening to dining room.

Utility Room

7'11 x 8'11 (2.41m x 2.72m)

Radiator. UPVC double glazed window to front.

WC

Low level WC. Wash hand basin. Tiling to splash prone area. Extractor fan.

Semi Detached House

Living Room

Dining Room

Sun Room

Downstairs WC

Utility Room

Three Bedrooms

Bathroom

Off Road Parking

No Onward Chain



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PROPERTY**

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Dining Room

11'10 x 10'10 (3.61m x 3.30m)
Radiator. UPVC window and door to rear.

Landing

Doors leading to bedrooms one, two, three and family bathroom.

Bedroom One

13'4 x 11'0 (4.06m x 3.35m)
Radiator. UPVC double glazed window to rear with far reaching views.

Bedroom Two

13'4 x 11'4 (4.06m x 3.45m)
Radiator. UPVC double glazed window to rear with far reaching views.

Bedroom Three

12'7 x 7'11 (3.84m x 2.41m)
Radiator. UPVC double glazed window to front.

Bathroom

Three piece white suite, low level WC, wash hand basin and panelled bath with shower over. Wall mounted towel rail. Tiling to splash prone areas. Extractor fan. Shaving point. UPVC double glazed obscure window to side.

Front Of Property

Driveway providing off road parking for two vehicles. Gravel area. Storm porch.

Rear Garden

Patio and entertaining area. Garden laid to lawn enclosed with bushes. Various plants, trees and bushes. Wooden shed. Far reaching views.

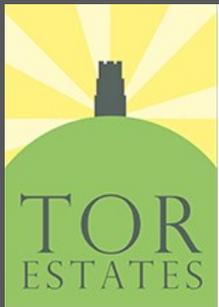
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

