

  
*Natasha Howarth*  
ESTATE AGENTS



12 Elmcroft Friarn Avenue, Bridgwater, TA6 3PJ

**£185,000**

Natasha Howarth Estate Agents are delighted to offer for sale this modern end terraced house which is conveniently situated just off The Broadway and within half a mile of the range of amenities available in the town centre of Bridgwater.

This two bedroom home was built in 2013 and is very well presented throughout!

The double glazed and centrally heated accommodation briefly comprises entrance hallway, cloakroom, fitted kitchen and lounge/diner to the ground floor with two large double bedrooms and bathroom upstairs.

In addition there is a garden to the rear and parking.

This modern home should be of interest to both investors and owner occupiers alike.  
For more information or an appointment to view please contact the vendors sole agents.

## ENTRANCE

Via communal pedestrian pathway to front and UPVC front door to:

## ENTRANCE HALLWAY

Wood effect flooring, radiator, staircase rising to first floor and access to cloakroom, kitchen and lounge diner.

## CLOAKROOM

Obscure front aspect double glazed window. Fitted with a two piece white suite comprising close coupled WC with push button flush and vanity wash hand basin. Wood effect flooring, radiator.

## KITCHEN

Front aspect double glazed window. Fitted with a range of matching white wall, base and drawer units with granite effect roll top work surfaces over and one and a quarter bowl ceramic sink and drainer unit inset. Built in electric oven and hob with chimney style extractor hood over. Wall mounted gas fired combination boiler. Integral dishwasher, space and plumbing for washing machine, space for fridge freezer. Wood effect flooring, radiator.

## LOUNGE/ DINER

Rear aspect sliding double glazed patio doors, radiator.

## LANDING

Access to insulated loft and access to:

## BEDROOM ONE

Two front aspect double glazed windows, radiator.

## BEDROOM TWO

Rear aspect double glazed window.

## BATHROOM

Fitted with a three piece white suite comprising panelled bath with mains shower over and glass shower screen, pedestal wash hand basin and close coupled WC with push button flush. Tiled splash backs, radiator, extractor fan

## EXTERIOR

### REAR GARDEN

Enclosed with a combination of panel and wire fencing, mainly laid to lawn with patio adjacent to house, side pedestrian access. Shed to remain.

### PARKING

Residents parking close by.

### SERVICES

Mains gas, electricity, water and drainage.

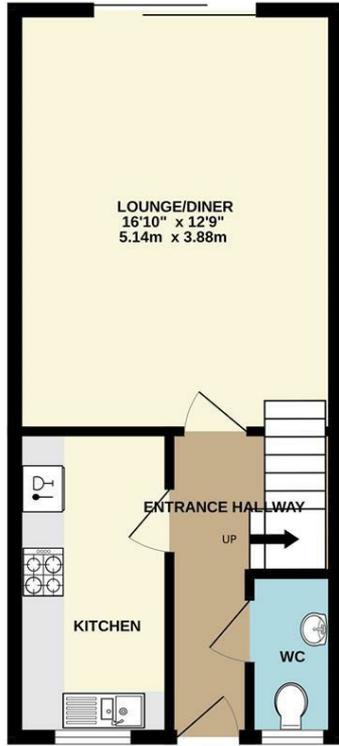
### NB

We understand that there is an annual 'Residents

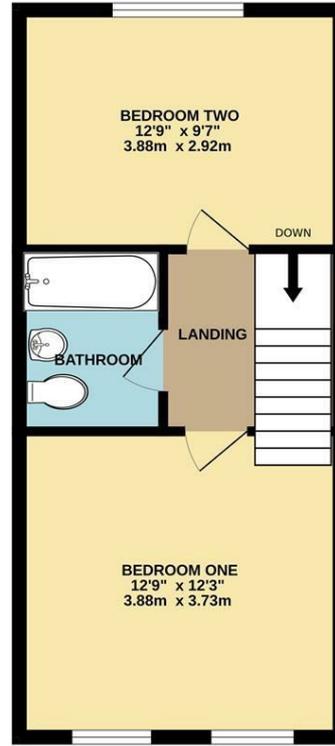
Management' charge of £600 payable towards the costs of maintenance for the upkeep of the communal areas, entrances etc.

# Floor Plan

GROUND FLOOR

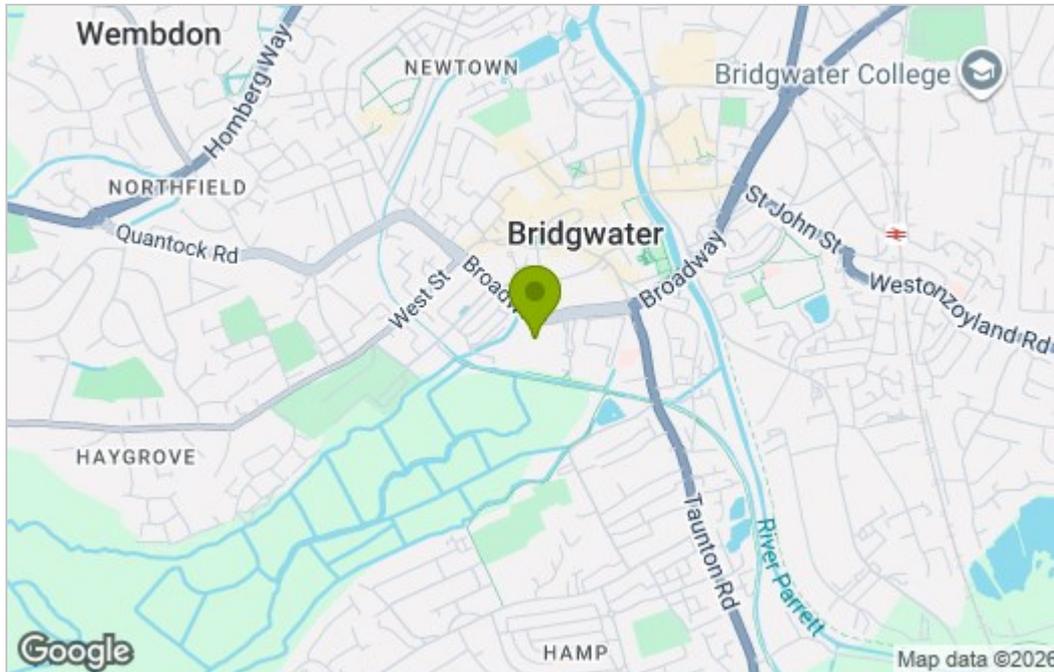


1ST FLOOR

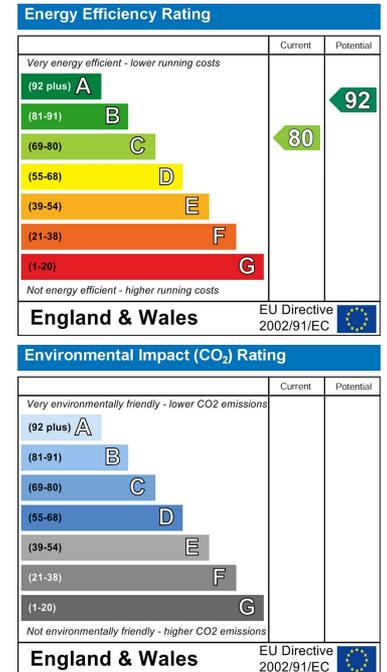


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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