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ESTATE AGENTS



75 Moorland Road, Bridgwater, TA6 4JT

Offers in excess of £220,000

An exciting opportunity to purchase this beautifully presented three-bedroom terraced home, situated on the eastern outskirts of Bridgwater and offering generous, well-planned accommodation arranged over two floors.

On entering, an entrance porch leads into a comfortable living room, providing a welcoming space in which to relax.

A particular feature of the home is the stylish kitchen/breakfast room, which is well fitted with a range of units and offers plenty of space for everyday dining. An integrated fridge/freezer and range-style cooker are included in the sale. A useful ground-floor cloakroom completes the accommodation on this level.

To the first floor are three well-proportioned bedrooms, together with the family bathroom.

Outside, the property benefits from off-street parking to the front, while to the rear is a pleasant enclosed garden, providing an ideal space for relaxing and outdoor entertaining. A useful garden shed is also included.

Further benefits include gas central heating and double glazing.

The property is conveniently positioned for local shops and schools, both of which are within easy walking distance, while Bridgwater town centre offers a wider range of shops, supermarkets, leisure facilities and everyday amenities.

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

ENTRANCE

Via Double glazed front door with obscure and leaded glass to-

ENTRANCE HALLWAY

Stairs rising to first floor. Parquet effect flooring, doors to living room and kitchen.

LIVING ROOM

Dual aspect double glazed windows. Two radiators, door to lobby with under stairs cupboard and bi- fold door to the kitchen.

KITCHEN/ BREAKFAST ROOM

Dual aspect double glazed windows. Fitted with matching wall, base and drawer units with top worksurfaces over and sink and drainer unit inset. Breakfast bar. Built in appliances to remain including cooker with chimney style extractor hood over and splashback, integrated fridge/ freezer. space and plumbing for washing machine, space for dishwasher and space for tumble dryer. Tiled floor, obscure rear half glazed aspect double glazed door to rear garden and door to:

CLOAKROOM

Obscure window to rear aspect. Fitted with a two piece suite comprising WC and pedestal wash hand basin. Heated towel rail.

LANDING

Double glazed window to rear aspect. Airing cupboard housing 'Worcester' boiler.

BEDROOM ONE

Front aspect double glazed window. Built in wardrobe, radiator.

BEDROOM TWO

Front aspect double glazed window, radiator, access to insulated loft.

BEDROOM THREE

Rear aspect double glazed window, radiator.

BATHROOM

Obscure rear aspect double glazed window. Fitted with a three piece white suite comprising 'P' shaped bath with wall mounted shower over with shower screen. Wash hand basin and close coupled WC. Tiled walls, tiled floor, heated towel rail.

EXTERIOR

PARKING

GARDEN

Fully enclosed by panel fencing. Large patio adjacent to house. Decking to rear of the garden with timber shed to remain.

Part laid to lawn and part shingled.

SERVICES

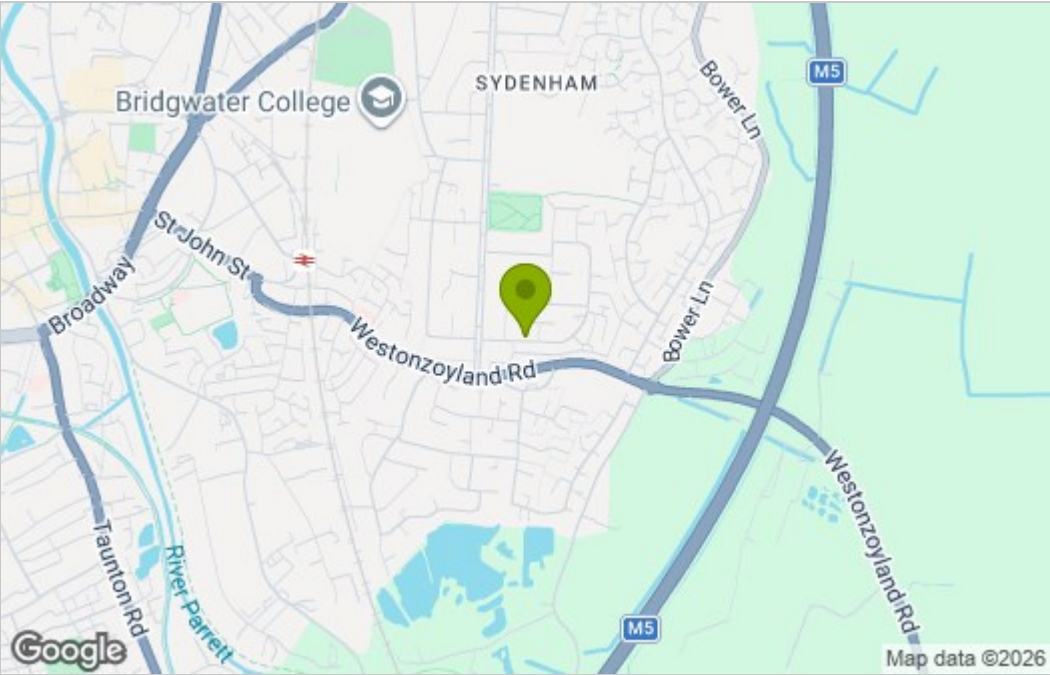
Mains gas, electricity, water and drainage.

Floor Plan

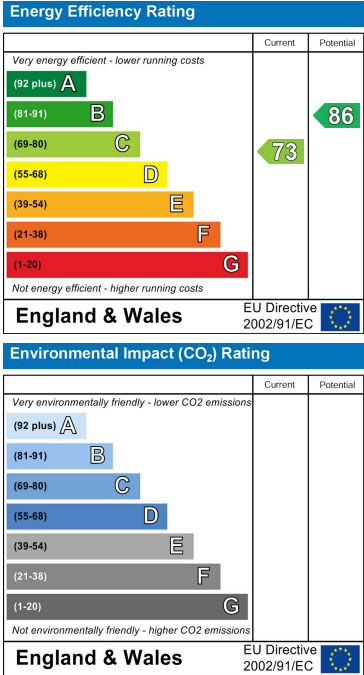


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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