



Quantock View —£217,950 Freehold

Linda Saunders | Estate Agents





2 Milne Close  
Bridgwater  
TA6 6ET

It is with pleasure that we bring to market this well presented three-bedroom semi-detached property situated within this mature development and conveniently located for local amenities. The property itself briefly comprises; good sized lounge, kitchen/diner, conservatory, and guest cloakroom to the ground floor and three bedrooms and bathroom to the first floor.

The property further benefits from PVCu double glazing, gas fired central heating and off-road parking. There is a small front garden and a fully enclosed rear garden with driveway providing parking for at least two vehicles to the side. An early inspection is highly recommended. Available with no onward chain!

**ACCOMMODATION** (All sizes are approximate)

Panelled front door into: -

**Hallway:** PVCu double glazed window to side aspect stairs rising to first. Door to: -

**Cloakroom:** PVCu double glazed window to front aspect, low level WC, wash hand basin, ceramic tiled flooring.

**Living Room:** 15'06" x 11'04" (4.72m x

3.45m) PVCu double glazed window to front aspect, coved ceiling, radiator, and carpet as fitted.

**Kitchen/Diner:** 08'06" x 14'08" (2.6m x 4.47m) PVCu double glazed window to rear aspect, range of wall and base units with laminated work surfaces over. Inset 1 ½ bowl sink and drainer. Built in oven with hob and extractor over, wall mounted boiler, space and plumbing for washing machine, and radiator. Double glazed sliding patio doors opening into: -

**PVCu Conservatory:** 07'05" x 04'07"

(2.26m x 1.4m) Cavity wall construction with PVCu windows and polycarbonate roof and door allowing access to the rear garden.

**Landing:** PVCu double glazed window to side aspect, radiator, and loft access.

**Master Bedroom:** 13'01" x 08'04 (3.99m x 2.54m) PVCu double glazed window to front aspect, radiator and carpet as fitted.

**Bedroom 2:** 11'03" x 08'01" (3.43m x 2.46m) PVCu double glazed window to rear aspect, radiator and carpet as fitted.

**Bedroom 3:** 06'07" (2m) Min 09'09" 2.97m Max x 06'01" (1.85m) PVCu double glazed window to front aspect, radiator and carpet as fitted.

**Bathroom:** 05'05" x 06'04" (1.65m x 1.93m) PVCu obscure double-glazed window to rear aspect, three-piece white suite comprising; panelled bath with shower over, pedestal wash hand basin, low level WC, and radiator.

## OUTSIDE

To the front is a small open plan lawned area and parking for two vehicles. The enclosed rear garden comprises patio area, a raised area and side gate to the driveway.

EPC Rating: **D 68**

All mains services connected.

**Please Note:** These are preliminary details as we are awaiting their approval by our vendor.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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Mon – Fri 9.00 – 5.00pm, Saturday 9.00 – 12.00pm

Website: [www.lindasaunders-estateagents.co.uk](http://www.lindasaunders-estateagents.co.uk) E-mail: [hotproperty@lindasaundersestateagents.co.uk](mailto:hotproperty@lindasaundersestateagents.co.uk)

### FREE Market Appraisal

If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

### VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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