

  
**Natasha Howarth**  
ESTATE AGENTS



8 Reed Close, Bridgwater, TA6 6UX

**£249,950**

A smart three bedroom semi detached house with NO ONWARD CHAIN. Well presented throughout, fully UPVC double glazed and warmed by gas fired central heating. Internally the accommodation comprises in brief entrance hall, kitchen, lounge/dining room, three first floor bedrooms and bathroom. There is a side driveway and garage and good size enclosed rear garden.

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

## ENTRANCE

Via door to:

## ENTRANCE HALLWAY

Stairs rising to first floor. Radiator. Door to lounge/ diner and opening to Kitchen.

## KITCHEN

Double glazed window to front aspect, Fitted with a range of matching wall, base and drawer units with one and a quarter bowl stainless steel sink and drainer unit inset with roll top worksurfaces over. Space for freestanding cooker. Space and plumbing for a washing machine, space for a fridge/ freezer, space for a dishwasher, Gas fired combi boiler concealed in cupboard. Radiator. Double glazed door to parking and garage.

## LOUNGE/ DINER

Double glazed window to rear aspect. Two radiators, Double glazed French doors to the garden.

## LANDING

Airing cupboard. Doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BATHROOM

Obscure double glazed window to rear aspect. Fitted with a three piece white suite comprising panelled P shaped bath with shower over and glass screen, close coupled WC with push button flush and vanity wash hand basin. Partially tiled walls, heated towel rail.

## EXTERIOR

### PARKING

On own driveway for multiple vehicles.

### GARAGE

Up and over door. Power and light connected. Personnel door to the garden.

### GARDEN

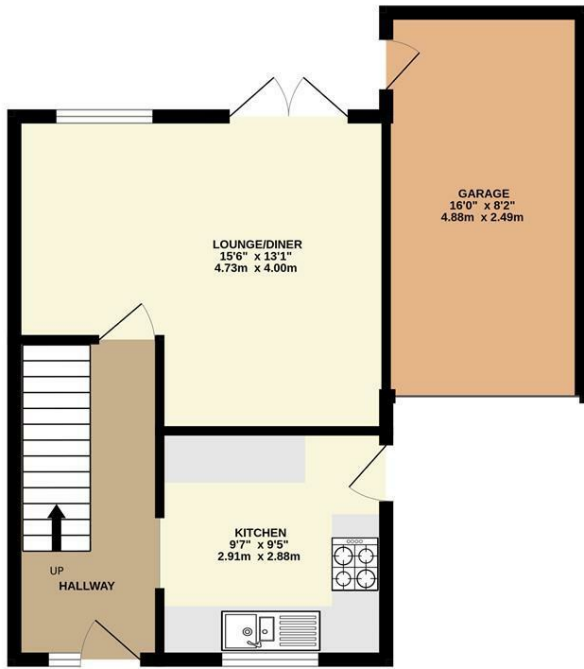
Fully enclosed by panel fencing. Mainly laid to lawn with decked area adjacent to property. Personnel door to the garage.

### SERVICES

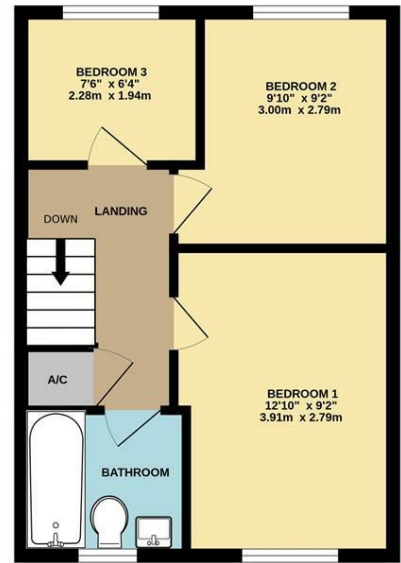
Mains gas, electricity, water and drainage.

# Floor Plan

GROUND FLOOR

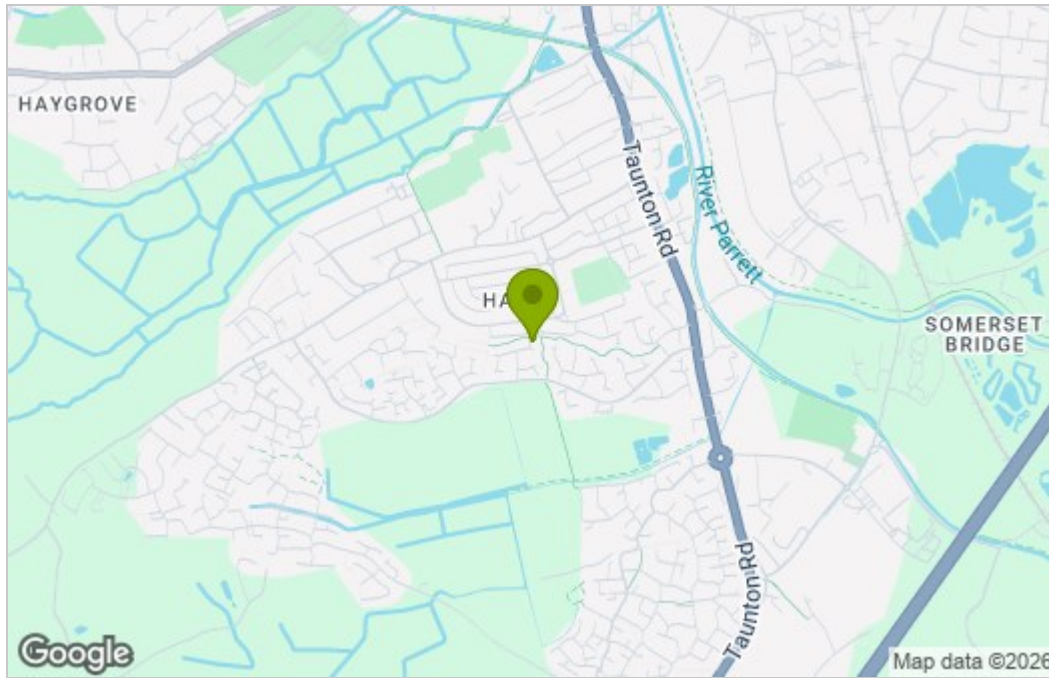


1ST FLOOR

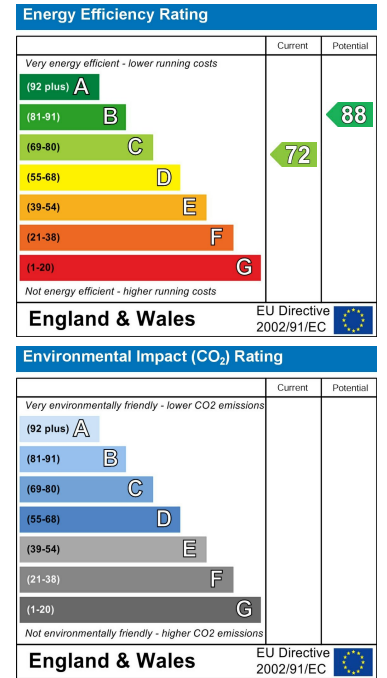


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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