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ESTATE AGENTS



12 Triscombe Avenue, Bridgwater, TA6 7LN

£375,000

An exceptional & extended three bedroom semi-detached house located in a choice position on the West Side of Bridgwater. The property has an impressive garden with scope to extend (subject to the necessary planning permissions). Internally the double glazed and centrally heated accommodation briefly comprises entrance porch, hallway, living room, wet room, kitchen/diner, utility and snug overlooking the garden to the ground floor. To the first floor are three bedrooms and a shower room. Externally there is off road parking to the front for multiple vehicles and a great size garden to the rear with a large shed and summerhouse. The property is conveniently situated for both the local primary and secondary schools and within a mile of the range of amenities available in the town centre of Bridgwater. For an appointment to view please contact the vendor's sole agent.

ENTRANCE

Door to porch.

PORCH

Double glazed window to front aspect. Storage cupboard. Door to:

HALLWAY

Stairs rising to first floor. Radiator. Door to living room. Opening to dining room and inner lobby.

LIVING ROOM

Double glazed bay window to front aspect and double glazed window to side aspect. Feature fireplace with electric fire inset. Two radiators.

INNER LOBBY

Door to wet room and door to utility room. Loft hatch. Opening to kitchen.

UTILITY

Double glazed window to rear aspect. Circular window to side aspect. 'Gas fired 'Worcester' boiler mounted on the wall. Space and plumbing for a washing machine, space for additional appliances. Tile effect flooring.

DINING ROOM

Radiator, wood effect flooring. Opening to the kitchen.

KITCHEN

Double glazed window to rear aspect. Fitted with a matching range of wall, base and drawer units with work surfaces over and sink and drainer unit inset. Island. Integrated appliances to remain to include oven and electric hob with stainless steel chimney style extractor over. Integrated fridge/ freezer. Integrated dishwasher. Tiled splashbacks. Radiator, tiled floor. Door to rear porch and double doors to the snug.

REAR PORCH

Double glazed door to the garden.

SNUG

Double glazed window to side aspect. Double glazed patio doors opening onto the garden. Radiator, tile effect flooring.

WET ROOM

Double glazed obscure window to side aspect. Fitted with a white three piece suite comprising walk in shower with mains shower over, W.C. Tiled walls, heated towel rail.

BEDROOM ONE

Double glazed window to front aspect. Built in wardrobe. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Built in wardrobe. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

SHOWER ROOM

Double glazed obscure window to rear aspect. Fitted with a three piece suite comprising shower cubicle with mains shower over, W.C and vanity wash hand basin. Tiled walls, heated towel rail.

LANDING

Circular window to side aspect. Airing cupboard. Loft hatch. Doors to bedrooms and shower room.

EXTERIOR

PARKING

On own driveway for multiple vehicles.

GARDEN

Fully enclosed with timber fencing. Mainly laid to lawn with large patio adjacent to property. Raised flower beds and shrub borders. Circular decorative patio. Large timber shed.

SUMMERHOUSE

Dual aspect double glazed windows with French doors inset. Wood effect flooring.

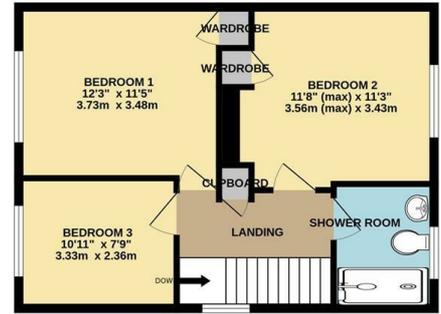
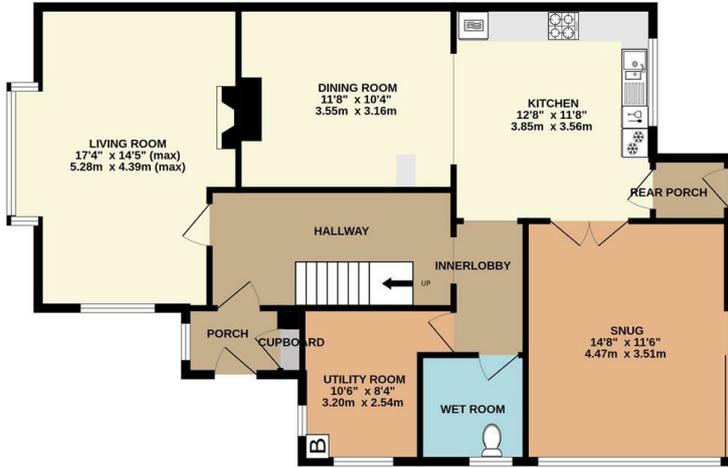
SERVICES

Mains gas, electricity, water and drainage.

Floor Plan

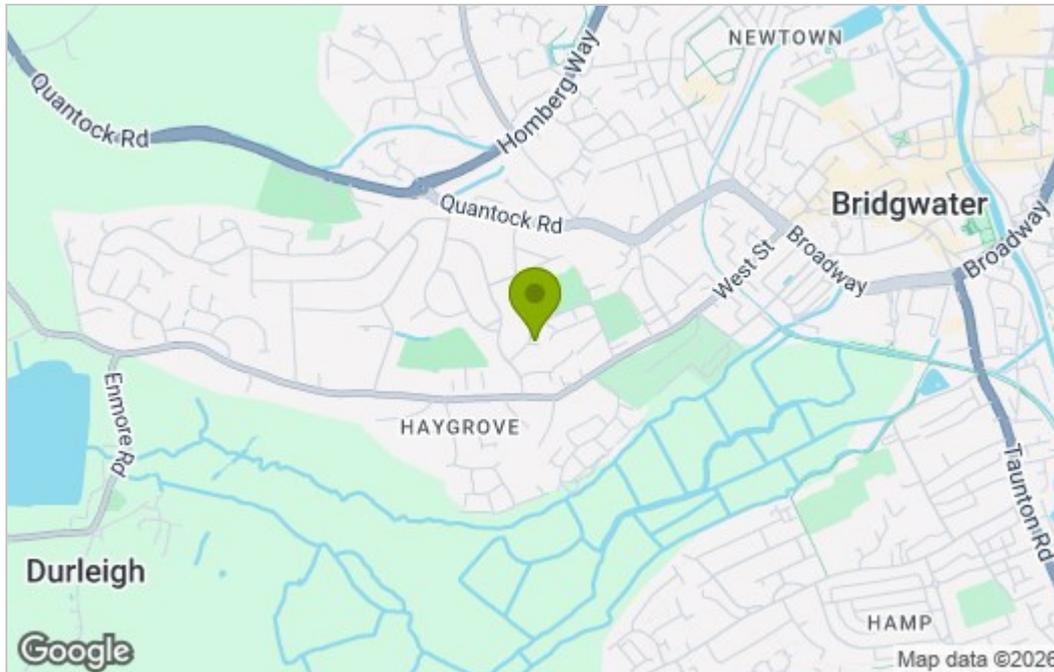
GROUND FLOOR

1ST FLOOR

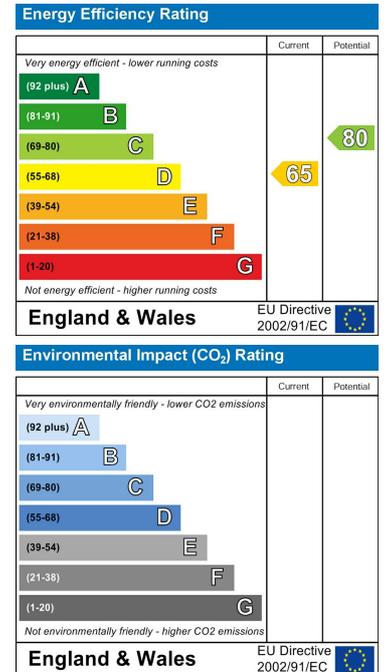


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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