



Haygrove Park Road – £309,950  
Freehold

Linda Saunders | Estate Agents



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## 8 Haygrove Park Road Bridgwater TA6 7BT

We are pleased to offer this modern Kier Homes built four-bedroom semi-detached house set within this popular residential location affording easy access to Bridgwater town centre and the surrounding countryside. The property briefly comprises; spacious hallway, guest WC, kitchen/diner, and lounge to the ground floor, master bedroom, family bathroom and three further good-sized bedrooms to the first. There is an enclosed rear garden and a garage to the side with driveway in front. The property further benefits from gas central heating, double glazing and solar panels.

**ACCOMMODATION** (All measurements are approximate)

**Entrance Hallway:** Composite glazed door to front aspect, stairs to first floor, radiator, carpet as fitted and doors to guest WC, kitchen/diner, and lounge.

**Guest WC:** PVCu double glazed window to front aspect, modern white suite comprising; low level WC, wash hand basin, tiled splashbacks, radiator and wood effect vinyl flooring.

**Lounge:** 3.70 x 6.09 (12'01" x 20'0"). PVCu double glazed window and French doors to rear aspect, two radiators, TV point and carpet as fitted.

**Kitchen/Diner:** 3.66 x 3.70 (11'11" x 12'01"). PVCu double glazed window to front aspect, fitted with a modern range of matching wall, base and drawer units with stainless steel sink and drainer unit inset, integrated appliances to remain including hi-level double electric oven, 5 ring gas hob with stainless steel extractor fan over, complimentary worktops and matching upstands, built in fridge/freezer, radiator, tiled flooring.

**Landing:** Radiator, loft hatch, airing cupboard housing the combi boiler and access to all rooms.

**Bedroom 1:** 3.07 x 3.80 (10'0" x 12'05" including built in wardrobes). PVCu double

glazed window to rear aspect, built in wardrobe, ceiling light, radiator, and carpet as fitted.

**Bedroom 2:** 2.94 x 2.75 (09'07" x 09'0"). PVCu double glazed window to rear aspect, ceiling light, radiator, and carpet as fitted.

**Bedroom 3:** 2.83 x 2.87 (0'03" x 09'05"). PVCu double glazed window to front aspect, ceiling light, radiator, and carpet as fitted.

**Bedroom 4:** 3.11 x 1.98 (10'02" x 06'05"). PVCu double glazed window to front aspect, ceiling light, radiator, and carpet as fitted.

**Bathroom:** Fitted with a four-piece suite comprising low level WC, pedestal wash hand

basin, panelled bath with glass screen, tiled splashbacks, extractor fan, heated towel rail, and tiled flooring.

## OUTSIDE

To the front is a small garden area with wrought iron fence and at the rear an enclosed garden with personal access gate. There is also a garage and driveway.

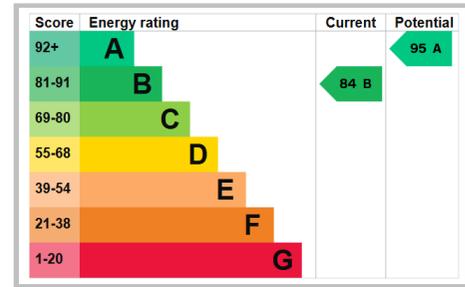
**Please Note:** These are preliminary details as we are awaiting their approval by our vendor.

**EPC Rating:** B 84

**Council Tax Band:** D

**Local authority reference number:** 6309250080

All mains' services connected.



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 Viewings by appointment

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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