



Naples View —£235,000 Freehold

Linda Saunders | Estate Agents



32 Naples View Bridgwater TA6 3SU

This is a wonderful opportunity to acquire this well presented three-bedroom semi-detached home on the poplar Churchfields development. The 'Treviso' built by respected local builders S Notaro Ltd is conveniently situated close to local schools and shops and is a popular residential area which provides easy access to the motorway network and the North Somerset Coast.

The property briefly comprises; modern kitchen/diner, separate lounge, guest cloakroom and conservatory to the ground floor and three bedrooms and family bathroom to the first. The property further benefits from gas central heating, PVCu double glazing, fascias, and soffits. There is a rear garden and parking in front of the single garage. In all, this property represents a wonderful opportunity to acquire a family home in very good order throughout. An early inspection is advised.

ACCOMMODATION

(All measurements are approximate)

Entrance Hallway: Stairs to first floor. Doors to sitting room, kitchen and cloakroom.

Lounge: 11'0" x 10'09" (3.90m x 3.52m). PVCu double glazed window to front aspect, coved ceiling, radiator and carpet as fitted.

Kitchen/Diner: 17'04" x 09'09" (5.7m x 3.20m). PVCu double glazed window and French doors to rear aspect.

Contemporary range of units with built-in cooking appliances, wall mounted gas boiler, space for upright fridge/freezer, tiled flooring, radiator, coved ceiling and ample space for table and chairs.

Conservatory: There is a PVCu double glazed conservatory with tiled flooring and French doors opening onto the garden.

Ground Floor WC: 05' 07" x 02' 04" (1.7m x 0.7m). Equipped in a contemporary white suite comprising low level WC and wash hand basin. Radiator.

First Floor Landing: Doors to three bedrooms and family bathroom. Storage cupboard. Loft hatch.

Bedroom 1: 10'08" x 12'02" (3.50m x 4.0m) PVCu double glazed window to rear aspect, radiator, coved ceiling and carpet as fitted.

Bedroom 2: 11'0" x 07'11" (3.6m x 2.6m) PVCu double glazed window to front aspect, radiator, coved ceiling and carpet as fitted.

Bedroom 3: 08'01" x 05'11" (2.66m x 1.95m). PVCu double glazed window to front

aspect, airing cupboard housing the hot water tank, storage cupboard, radiator, coved ceiling and carpet as fitted.

Bathroom: 06'03" x 05'07" (1.9m x 1.7m). PVCu obscure double-glazed window to rear aspect. Fitted with a contemporary white suite comprising, low level WC, wash hand basin and bath with overhead shower and heated towel rail.

OUTSIDE

Garage to front with private fully enclosed rear garden laid to patio and shingle.

AGENT NOTE: These are preliminary details as we are awaiting their approval from our vendor.

Council tax band: **C**

Local authority reference number **5204530320**

Local Authority: **Sedgemoor**

EPC Rating: **C 75**

Services: Mains electricity, gas, water and drainage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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