

  
*Natasha Howarth*  
ESTATE AGENTS



36 Loxleigh Avenue, Bridgwater, TA6 5BH

**£189,950**

Natasha Howarth Estate Agents are offering to the market this wonderful end terrace house located in a quiet cul-de-sac position on a popular non estate location on the East side of the town. Loxleigh Avenue is situated within close proximity to the local shops and mainline train station with a wider range of amenities in the town centre of Bridgwater.

The property is warmed by gas central heating (new boiler installed in 2018) and double glazed. In brief the property comprises living room, kitchen and sun room to the ground floor with two bedrooms and a family bathroom to the first floor.

The property has a good size garden and an a parking space. A viewing is highly recommended to fully appreciate this lovely property which is offered to the market with NO ONWARD CHAIN.

## ENTRANCE

Via double glazed door to:

## LIVING ROOM

Double glazed box bay window to front aspect. Radiator. Stairs rising to the first floor, paned glass door leading to:

## KITCHEN

Double glazed window to rear aspect. Fitted with a matching range of wall, base and drawer units with roll top work surfaces over. Stainless steel sink and drainer unit inset. Integrated appliances to remain to include built in oven and grill with four ring gas hob and concealed extractor over. Tiled splashbacks. Space and plumbing for a washing machine, space for fridge. Double glazed door leading to the sun room.

## SUN ROOM

Double glazed window to rear aspect. Double timber doors to the garden.

## BEDROOM ONE

Double glazed window to front aspect. Built in cupboard. Recess for wardrobes, Radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BATHROOM

Double glazed obscure window to rear aspect. Fitted with a matching three piece suite comprising panelled bath with shower over. Wash hand basin and W.C. Heated towel rail. Fully tiled walls.

## LANDING

Cupboard housing 'Baxi' boiler. Loft hatch. Doors to bedrooms and bathroom.

## EXTERIOR

### PARKING

For one vehicle in the head of the cul de sac.

### GARDEN

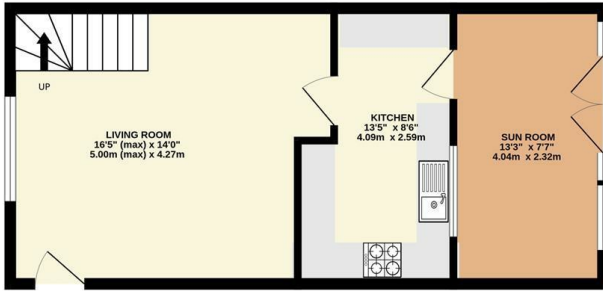
Fully enclosed. Laid to paving slabs with shingled area and raised beds. Timber pedestrian gate to the front of the property.

### SERVICES

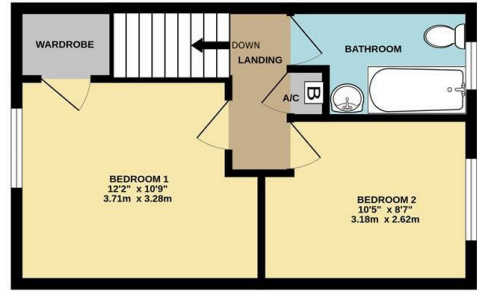
Mains gas, electricity, water & drainage.

# Floor Plan

GROUND FLOOR

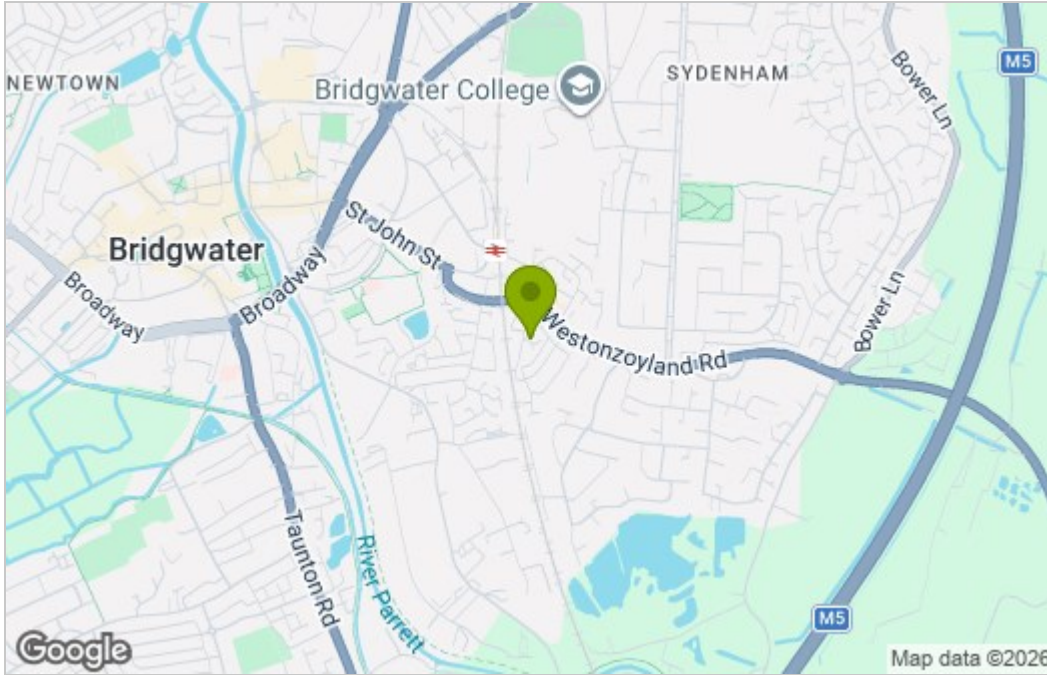


1ST FLOOR

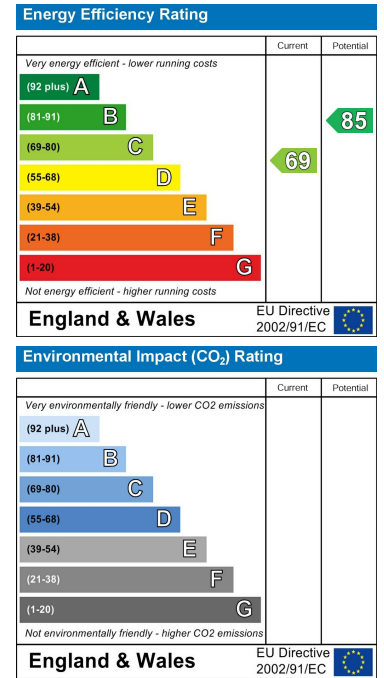


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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