

  
**Natasha Howarth**  
ESTATE AGENTS



15 Dorset Road, Bridgwater, TA6 5PP

**£245,000**

Occupying a corner plot, this three bedroom semi detached home is set in the popular Bridge Estate development on the East side of Bridgwater.

The property is well presented throughout and benefits from double glazing & gas central heating. In brief the accommodation comprises entrance hallway, living/ dining room and kitchen to the ground floor with three good size bedrooms and a bathroom to the first floor.

15 Dorset Road also benefits from a good size garden, off road parking for two cars and a single garage. A viewing of the property comes highly recommended to fully appreciate what this property has to offer.

## ENTRANCE

Via UPVC double glazed door and window combination unit with open canopy over.

## HALLWAY

Radiator, stairs rising to first floor with cupboard beneath, wood effect flooring, doors to:

## LIVING/ DINING ROOM 19'5 x 12'9 (max) (5.92m x 3.89m (max))

Double glazed window to front aspect. Feature fireplace with wooden surround. Two radiators, double glazed French doors to the garden.

## KITCHEN 10'01 x 8'5 (3.07m x 2.57m)

Rear aspect double glazed window. Fitted with matching cream wall, base and drawer units with work surfaces over and stainless steel sink and drainer unit inset with mixer tap over. Integrated appliances to remain including oven with hob and stainless steel chimney style extractor over. Space for a fridge/freezer, space and plumbing for a washing machine. Matching splash backs and surrounds. Wood effect flooring, double glazed door with obscure glass to the garden.

## LANDING

Access to loft hatch, doors to:

## BEDROOM ONE 11'09 x 10'07 (3.58m x 3.23m)

Double glazed window to front aspect. Wall of built in wardrobes with mirrored doors. Radiator.

## BEDROOM TWO 11'9 x 8'7 (3.58m x 2.62m)

Double glazed window to rear aspect. Built in cupboard, radiator.

## BEDROOM THREE 8'3 x 7'6 (2.51m x 2.29m)

Double glazed window to front aspect. Radiator.

## BATHROOM

Rear aspect obscure double glazed window. Fitted with a white three piece suite comprising panelled bath with shower over and glass shower screen, vanity wash hand basin and low level WC. Tiled walls, heated towel rail.

## EXTERIOR

### PARKING

For two cars on own driveway leading to:

### GARAGE

Accessed via up and over door to front, power and light connected, personnel door leading to garden.

### FRONT GARDEN

Dwarf brick walling to front and side boundary. Predominantly laid to chippings.

## GARDEN

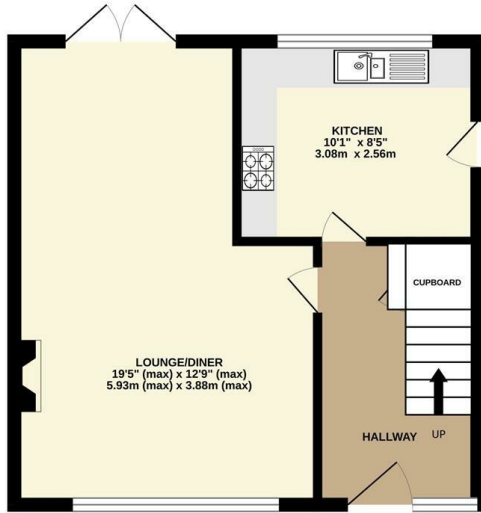
Fully Enclosed with timber gate to side. Patio area to one side. Garden mainly laid to lawn.

## SERVICES

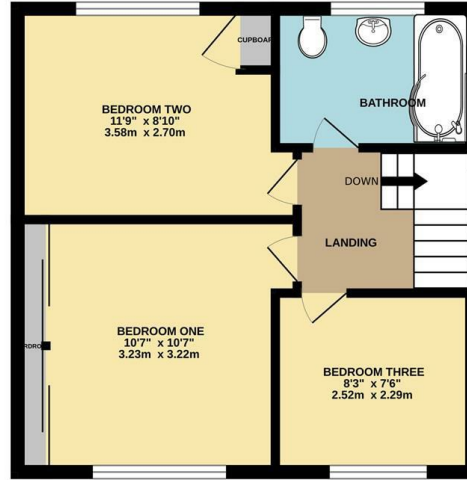
Mains gas, electricity, water and drainage.

# Floor Plan

GROUND FLOOR



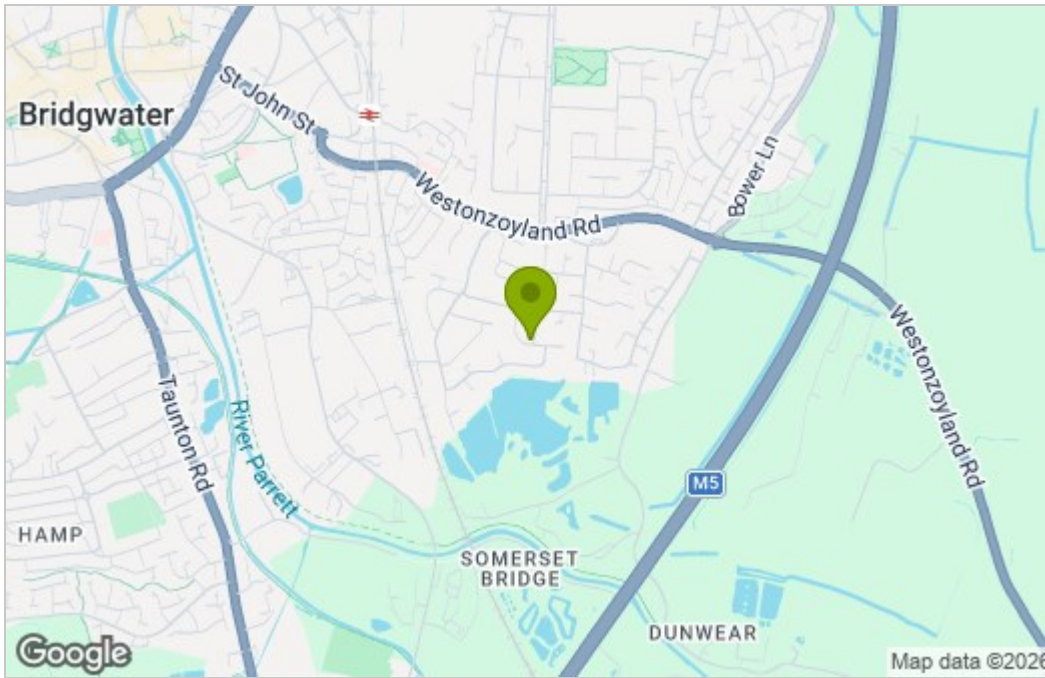
1ST FLOOR



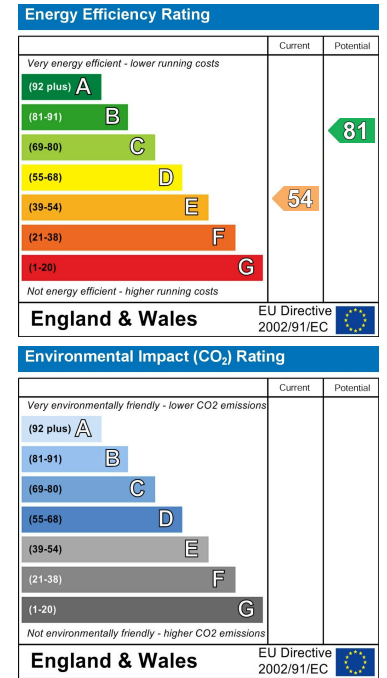
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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