

  
**Natasha Howarth**  
ESTATE AGENTS



**23 Purley Drive, Bridgwater, TA6 4UJ**

**£195,000**

Situated within a tucked away position in a popular development to the eastern edge of Bridgwater, close to Bridgwater Community Hospital, is the exceptional, semi-detached family home offering superb living accommodation and two spacious bedrooms.

23 Purley Drive has a good size garden and parking for multiple vehicles to the side on own driveway.

This double glazed and centrally heated accommodation briefly comprises entrance hallway, lounge/ diner and kitchen to the ground floor. Upstairs there are two double bedrooms and a family bathroom.

This two bedroom home should be of interest to both owner occupiers and investors and is being sold with the added advantage of no onward chain.

Purley Drive is conveniently situated for access to the M5 and is within 500 metres of the local shops which include a 'Tesco' convenience store and a takeaway with a wider range of amenities in the town centre of Bridgwater.

## ENTRANCE

Via UPVC double glazed door to:

## ENTRANCE HALL

Double glazed window to side aspect. Door to lounge/diner.

## LOUNGE/ DINER

Front aspect double glazed window. Radiators, recessed staircase rising to first floor. Door to kitchen.

## KITCHEN

Rear aspect double glazed window. Fitted with a range of matching wall, base and drawer units with steel sink and drainer unit inset and wooden effect roll top work surfaces over. Built in electric oven and four ring hob over with concealed extractor fan over. Space and plumbing for washing machine, space for fridge/freezer. Wall mounted gas fired boiler concealed in cupboard. Splash backs, wood effect flooring, radiator, rear aspect half glazed UPVC double glazed door to rear garden.

## LANDING

Access to insulated loft and access to bedrooms and bathroom.

## BEDROOM ONE

Front aspect double glazed window, radiator.

## BEDROOM TWO

Rear aspect double glazed window, radiator, storage cupboard.

## BATHROOM

Side aspect obscure double glazed window. Fitted with a three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and close coupled WC with push button flush. Wood effect flooring, tiled splash backs, radiator.

## EXTERIOR

### FRONT GARDEN

Open plan and predominantly laid to shingle.

### PARKING

On own drive to side for two to three vehicles.

### REAR GARDEN

Enclosed by panel fencing. Patio adjacent to house with garden workshop on hardstanding to remain. Wooden gate to side providing access to driveway. Predominately laid to lawn.

## SERVICES

Mains gas, electricity, water and drainage.

## HEATING

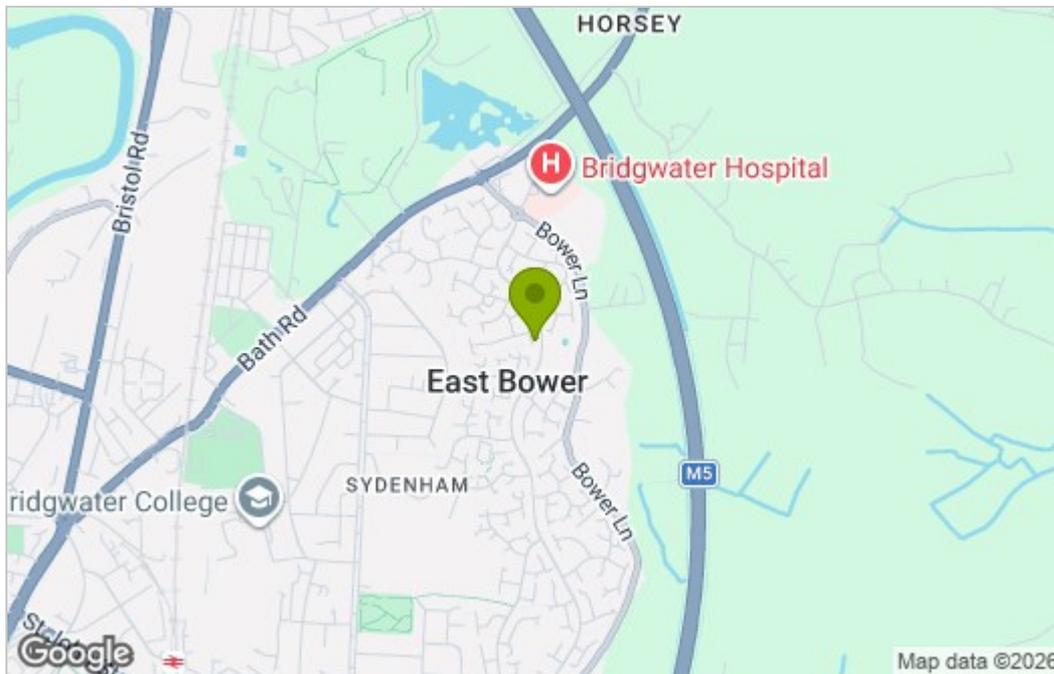
Gas fired central heating system.

# Floor Plan

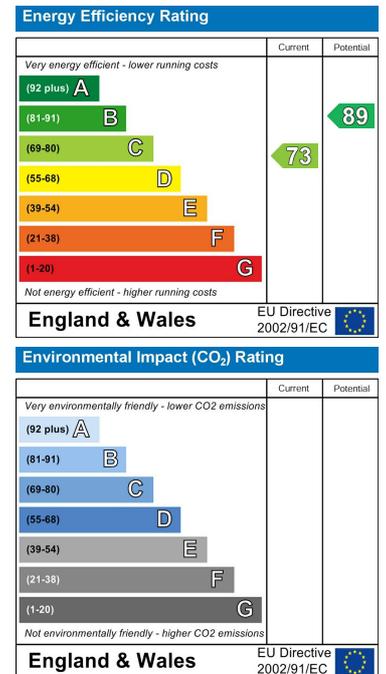


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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