



Taunton Road - £249,950 Freehold

Linda Saunders | Estate Agents



227 Taunton Road Bridgwater TA6 6BJ

It is with great pleasure that Linda Saunders Estate Agents brings to market this extended three bedroom semi-detached property situated within this convenient location. The property itself briefly comprises; entrance hallway, living room, open plan kitchen/dining/family room and utility to the ground floor and family bathroom and three bedrooms to the first floor.

The property further benefits from some original features, PVCu double glazing, gas central heating and garage with off road parking for several vehicles and a relatively private enclosed rear garden. The property is situated within a well proportioned plot and an early inspection is highly recommended to fully appreciate this property.

ACCOMMODATION (All sizes are approximate)

Porch: PVCu door and side panel into: -

Entrance Hall: Stairs to first floor, understairs cupboard, radiator and doors to all rooms with wood effect flooring.

Living Room: 12'06" x 11'10". PVCu double glazed bay window to front aspect, feature fireplace, picture rail, radiator and oak effect flooring.

Kitchen/Dining Room/Family Room: 23'09" x 18'05" maximum measurements. PVCu double glazed window and tri-folding patio doors to rear aspect and opening onto the rear garden. There is an L-shaped open plan kitchen/dining/seating area providing a very social space for families and for entertaining. The kitchen is fitted with a range of

modern ivory hi-gloss wall, drawer and base units with breakfast bar and granite effect worktops, tiled splashbacks and composite sink and drainer inset, space for American fridge/freezer, range style electric oven with ceramic hobs with stainless steel extractor fan over, two radiators and continuation of the oak effect flooring. There is ample space for a family sized table, chairs and sofas.

Utility Room: PVCu double glazed window to side aspect, wall units and granite effect worktop and space and plumbing for washing machine.

First Floor Landing: Loft hatch, airing cupboard and doors all rooms.

Master Bedroom: 12'05" x 09'10" plus fitted wardrobes. PVCu double glazed window to rear aspect, built in wardrobes, picture rail, radiator and carpet as fitted.

Bedroom 2: 11'10" x 10'10". PVCu double glazed bay window to front aspect, picture rail, radiator and carpet as fitted.

Bedroom 3: 07'03" x 08'09". PVCu double glazed window to front aspect, radiator and carpet as fitted.

Family Bathroom: PVCu obscure double glazed window to rear aspect, fitted three-piece white suite comprising; panelled bath with center chrome mixer tap and mains shower over, wash hand basin, low level WC, chrome ladder style radiator, fully tiled walls and flooring.

OUTSIDE

To the front there is a driveway leading to the single width garage door. There is a tarmac driveway and turning head provided ample parking, a shingle

area and mature bushes providing some screening from the road. The **rear garden** is fully enclosed and is mainly laid to lawn with raised decking immediately adjacent to the property and the tri-folding doors. There is a seating area ideal for entertaining.

EPC Rating: TBA

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



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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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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