



North Petherton - £290,000 Freehold

Linda Saunders | Estate Agents



19 Crosswell Close North Petherton TA6 6SG

It is with great pleasure that Linda Saunders Estate Agents brings to market this three/four bedroom extended dormer bungalow situated within this popular residential area and conveniently located for all local amenities. The property has been extensively updated and briefly comprises; entrance hallway with dining area off, lounge, second reception room/fourth bedroom, modern refitted kitchen, and guest cloakroom to the ground floor and three bedrooms and family bathroom to the first floor.

The property further benefits from PVCu double glazing where specified and gas central heating. There are good sized gardens to the front and rear which is fully enclosed a driveway for two vehicles and a garage. The property is deceptively spacious and will make a wonderful family home. An early inspection is highly recommended as properties in this location attract much interest.

ACCOMMODATION (All sizes are approximate)

PVCu double glazed door with decorative insert into: -

Entrance Hallway: Doors to all rooms, dining area, stairs rising to first floor, understairs cupboard, two radiators and light oak effect laminate flooring.

Dining Area: 07'05" x 08'01". PVCu double glazed window to front aspect, and continuation of the wood effect laminate flooring.

Guest WC: PVCu double glazed window to side aspect, half tiled walls, modern white two piece suite comprising low level WC and wash

hand basin, radiator and tile effect vinyl flooring.

Lounge: 10'05" x 15'06". PVCu double glazed window to front aspect, coved ceiling, feature fireplace with wooden mantle and marble hearth with coal effect electric fire inset, radiator and carpet as fitted.

Kitchen: 10'0" x 10'04". PVCu rear aspect double glazed window and door, fitted with a range of nearly new modern wall, drawer and base units with complimentary work surfaces and sink and drainer unit inset, built in double oven and hob, space for fridge/freezer and dishwasher and tile effect vinyl flooring.

Second Reception/Bedroom4: Rear aspect double glazed sliding patio doors, coved ceiling, radiator, and carpet as fitted.

First Floor Landing: Doors to all rooms.

Family Bathroom: Obscure double glazed window to side aspect, fitted with a white three piece suite comprising panel bath with electric shower over, wash hand basin and close coupled wc, useful eaves storage, fully tiled walls, ladder style radiator, and oak effect vinyl flooring.

Master Bedroom: 15'06" x 10'02". PVCu double glazed window to front aspect, radiator and carpet as fitted.

Bedroom 2: 10'03" x 11'02". PVCu double glazed window to rear aspect, radiator and carpet as fitted.

Bedroom 3: 09'05" x 10'05". PVCu double glazed window to rear aspect, radiator and carpet as fitted.

OUTSIDE

The front of the property is mainly laid to lawn with flower borders, driveway for two vehicles and a garage with up and over door. The rear garden is on two levels with several distinct zones. It is fully enclosed and relatively private. There is a seating area, two lawn areas, a vegetable patch, and a green house. There is also a door providing access to the garage.

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.

In the event that you make an offer that is accepted by the vendor under the new Anti Money Laundering Regulations we are legally obliged to confirm your identity and residency status. Your full co-operation in this regard would be much appreciated.

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