



Hawthorn Close – OIEO £249,950

Freehold

Linda Saunders | Estate Agents



## 18 Hawthorn Close Bridgwater TA6 4EE

This is a wonderful opportunity to acquire this deceptively spacious and very well presented three bedroom bungalow which has undergone extensive updating in recent years to provide a home with an almost brand new feel, to include replastered walls and ceilings, new skirtings, rewiring with the addition of copious numbers of electric sockets to all rooms, inset ceiling spotlights throughout which provide a lovely even spread of light and can be controlled by voice command if required, new kitchen and shower room, radiators and wood effect flooring throughout. I am advised that with the newly installed Navian oil fired combination boiler and additional insulation the property is very warm and has lowered running costs. The property is conveniently situated close to local schools and shops and is a popular residential area which provides easy access to the M5 motorway network.

The property briefly comprises; recently fitted modern kitchen with some integrated appliances, lounge/diner, three bedrooms with fitted bedroom furniture, and new shower room. The property further benefits from oil central heating, PVCu double glazing, fascias, and soffits. There is an extremely attractive low maintenance garden, driveway and garage. The rear garden is again low maintenance and there is also a brick built workshop. In all, this property represents a very rare opportunity as bungalows of this quality rarely come to market. An early inspection is advised.

**ACCOMMODATION** (All measurements are approximate)

**Entrance Hall:** PVCu double glazed main door with matching side panels and security lighting. Wood effect flooring, radiator, storage cupboard, electric meter and fuse box unit, inset ceiling spotlights and doors to all rooms.

**Kitchen:** 15'02" x 11'01" (4.62m x 3.38m) maximum. PVCu double glazed window to front aspect. There is a well equipped new modern kitchen with an extensive range of modern matching floor and wall mounted cupboards with sink and drainer unit inset into complimentary square edged work surfaces

with a combination of glass and ceramic tiled splashbacks. Plumbing for dishwasher, Integrated automatic washing machine and fridge/freezer, Bosch hi-level electric double oven/grill unit with induction hob and stainless steel extractor over, radiator, inset ceiling spotlights and continuation of the wood effect flooring. Archway opening into: -

**Lounge/Diner:** 18'09" x 11'01" (5.72m x 3.38m). PVCu double glazed window and door to side aspect, due to its impressive proportions the room lends itself to use as a dedicated lounge or as a lounge/diner, radiator, inset ceiling spotlights and continuation of the wood effect flooring.

**Shower Room:** PVCu double glazed window to front aspect, fitted modern white suite comprising double shower unit with Aqua Boarding to walls, modern wash hand basin set into an extended vanity unit and low level WC, radiator, inset ceiling spotlights and continuation of the wood effect flooring flooring.

**Master Bedroom:** 11'05" x 11'0" (3.48m x 3.35m). PVCu double glazed window to rear aspect with views of the garden, range of bespoke built-in wardrobe units to one wall providing useful hanging space, radiator, inset ceiling spotlights and carpet as fitted.

**Bedroom 2:** 11'02" x 08'07" (3.40m x 2.62m) excluding wardrobes. PVCu double glazed window to front

aspect and overlooking the garden, fitted wardrobes, inset ceiling spotlights radiator and carpet as fitted.

**Bedroom 3:** 11'01" x 08'11" (3.38m x 2.72m) maximum. PVCu double glazed window to rear aspect providing similar outlook to master bedroom, built-in cupboard, Inset ceiling spotlights, radiator and carpet as fitted.

## OUTSIDE

To the front of the property are the open plan gardens which are mainly laid to low maintenance shingle with several mature shrubs. There is a pathway leading to the front door and driveway providing off-road parking and leading to the single garage. There is scope to add additional parking if required. The rear garden is also low maintenance with raised borders, personal access gate and a brick built workshop with newly fitted door and windows.

Council tax band: **C**

Local authority reference number **7006600180**

EPC Rating: **D 68**



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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### **FREE Market Appraisal**

If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

### **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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