



Riverside Close – £178,000 Freehold

Linda Saunders | Estate Agents



I08 Riverside Close Bridgwater TA6 3PP

This is a wonderful opportunity to acquire an immaculately presented two bedroom freehold coach house which has been sympathetically updated to provide a home with a light and airy feel. The updating includes a new a new boiler which can be controlled with an app, new flooring throughout and a remodelled low maintenance garden. The property is conveniently situated close to local schools and shops and is a popular residential area which provides easy access to the town centre ad motorway network.

The property briefly comprises; modern kitchen, separate lounge, two bedrooms and modern bathroom. The property further benefits from gas central heating, PVCu double glazing, fascias, and soffits. There is a low maintenance garden accessed via the larger than average garage which has power, light nd an up and over door. In all, this property represents a wonderful opportunity to acquire a first time or investment home in immaculate order throughout. An early inspection is advised.

ACCOMMODATION (All measurements are approximate)

Front Door into: -

Hallway: Stairs rising to first floor landing, dark oak effect laminate flooring including the stairs, radiator, door to garage.

First Floor Landing: Velux window, doors to all rooms, loft hatch, airing cupboard housing the nearly new boiler, continuation of the dark oak effect laminate flooring.

Lounge: 17'09" x 17'02" (5.41m x 5.23m). PVCu double glazed window to front aspect, three Velux windows, open breakfast bar into kitchen, television point, two radiators, and continuation of the dark oak effect laminate flooring.

Kitchen: PVCu double glazed window to front aspect, fitted with a range of modern base and wall units with roll top work surfaces, space for fridge freezer, washing machine/dishwasher, inset stainless steel sink and drainer, fitted electric oven with gas hob and extractor over, tiled splashbacks, radiator and vinyl flooring.

Bedroom One: 09'09" x 09'08" (2.97m x 2.94m). PVCu double glazed window to front aspect, radiator, continuation of dark oak effect laminate flooring.

Bedroom Two: 09'09" x 09'09" (2.97m x 2.39m). PVCu double glazed window to front aspect, two Velux windows, radiator and continuation of the dark oak effect laminate flooring.

Bathroom: PVCu double glazed obscure window to front aspect, fitted with a modern white three piece suite comprising; low level WC, pedestal wash hand basin, panelled bath with wall mounted mains shower over, part tiled walls, radiator, vinyl flooring.

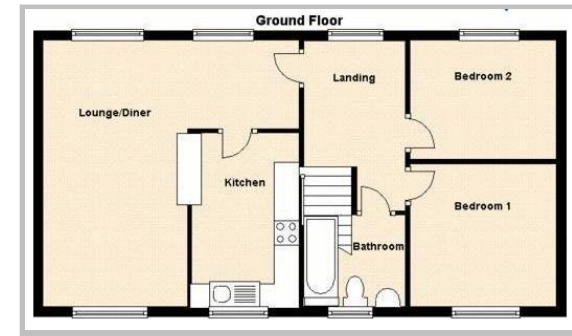
OUTSIDE

To the front is an up and over door providing access to the much larger than normal garage which has an understairs cupboard and personal access door to the rear garden. Unusually the property further benefits from a good sized rear garden which is fully enclosed and laid to low maintenance patio and decking.

Agents Note: The current owner states that the property is freehold, the garages are leasehold from their individual owners to the freeholder on a minimal rental amount. Full details can be given from the current owner to potential buyers upon request.

Council tax band: **A** Local authority reference number **6602331080**

EPC Rating: **TBA**



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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