



Milton Place —£209,950 Freehold

Linda Saunders | Estate Agents



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2 Milton Close Bridgwater TA6 3WH

This is a wonderful opportunity to acquire this very well presented three bedroom mid terrace home. 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.

The property briefly comprises; modern kitchen/diner with some integrated appliances, separate lounge, and guest cloakroom to the ground floor and three bedrooms and family bathroom to the first. The property further benefits from gas central heating, PVCu double glazing, fascias, and soffits. There are low maintenance gardens front and rear and parking for two vehicles. In all, this property represents a wonderful opportunity to acquire a family home in very good order throughout. An early inspection is advised.

ACCOMMODATION

(All measurements are approximate)

Entrance Hallway: Stairs to first floor. Doors to sitting room, kitchen and cloakroom.

Kitchen/Diner: 16' 01" x 08' 10" (4.9m x 2.7m). PVCu double glazed window to front aspect. Contemporary range of units with built-in cooking appliances, fridge/freezer and washing machine, ample space for table and chairs.

Ground Floor WC: 05' 07" x 02' 04" (1.7m x 0.7m). Equipped in a contemporary white suite comprising low level WC and wash hand basin. Heated towel rail.

Lounge: 15'05" x 11'06" (4.7m x 3.5m). PVCu double glazed French Doors to rear garden.

First Floor Landing: Doors to three bedrooms and family bathroom. Airing cupboard. Loft hatch.

Bedroom 1: 12'02" x 09'10" (3.7m x 3.m) PVCu double glazed window to front aspect, radiator and carpet as fitted.

Bedroom 2: 10'02" x 08'10" (3.1m x 2.7m) PVCu double glazed window to rear aspect, radiator and carpet as fitted.

Bedroom 3: 10'02" x 06'03" (3.1m x 1.9m) PVCu double glazed window to rear aspect, radiator and carpet as fitted.

Bathroom: 06'03" x 05'07" (1.9m x 1.7m). PVCu obscure double glazed window

to side aspect. Fitted with a contemporary white suite comprising; low level WC, wash hand basin and bath with overhead shower and heated towel rail.

OUTSIDE

Two allocated off road parking spaces to front with private fully enclosed rear garden laid to patio and lawn.

AGENT NOTE: We have been informed that the solar panels are owned, and further information can be sought via your legal representative. These are preliminary deals as we are awaiting their approval from our vendor.

Council tax band: **B**

Local authority reference number **6407650020**

Local Authority: **Sedgemoor**

EPC Rating: **A**

Services: Mains electricity, gas water and drainage.

Score	Energy rating	Current	Potential
92+	A	102 A	103 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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