



15 Hampton Close £240,000 Freehold

Linda Saunders | Estate Agents



I5 Hampton Close Bridgwater

TA6 4HF

Linda Saunders Estate Agents is pleased to bring to market this well presented extended four bedroom semi-detached home situated on the popular Polden Meadows development on the Eastern side of Bridgwater and located in a quiet tucked away position.

The property comprises; separate lounge, shower room with WC cloakroom, kitchen, lobby, utility room and conservatory to the ground floor and four bedrooms, one with an en-suite shower room and a family bathroom to the first floor. The property also benefits from double glazing, gas central heating and a low maintenance enclosed garden to the rear and workshop and garden shed to the side. To the front is a block paved driveway providing ample parking and access to the single garage. An early inspection of this well-proportioned property is highly recommended.

ACCOMMODATION (All sizes are approximate)

Entrance Hall: Via PVCu double glazed door, stairs rising to first floor, access to lounge and kitchen, radiator and wood effect flooring.

Lounge: 10'08" x 13'0". PVCu double glazed window to front aspect, radiator, phone & TV points and wood effect flooring.

Kitchen: 12'10" x 07'03". Fitted with a range of modern wall, drawer and base units, display unit, complimentary worktops inset with stainless steel single sink and drainer with chrome effect mixer taps over, gas hob, double oven and extractor fan over, space for washing machine and dishwasher, space for

fridge/freezer, tiles to splashback areas, wood effect flooring, PVCu double glazed window opening into the conservatory.

Lobby: Understairs storage cupboard with access to the shower room/WC and utility room.

Utility Room: 07'05" x 06'07". PVCu double glazed window to rear aspect, built in worktop with space & plumbing for washing machine, door to garage, obscure half glazed door to side aspect and wood effect flooring.

Guest Shower/Cloakroom: Obscure glazed window to rear aspect, two piece suite comprising corner shower cubicle, low level

WC, heated towel rail, tiled walls and wood effect flooring.

Conservatory: 13'11" x 09'01". Rear aspect double glazed windows with polycarbonate roof and side aspect doors opening onto the garden, wall lights, radiator and wood effect flooring.

First Floor Landing: Loft hatch and doors to all rooms.

Master Bedroom: 13'04" x 09'07". PVCu double glazed window to front aspect, radiator, built in wardrobe and carpet as fitted. Door to: -

En Suite: Fitted white three piece suite

comprising low level WC, pedestal wash hand basin, shower cubicle, tiles to splashbacks, radiator, PVCu obscure double glazed window to rear aspect, heated towel rail and wood effect flooring.

Bedroom 2: 11'10" x 10'09" (excluding recesses). PVCu window to front aspect, built in wardrobe and overhead storage, cupboard housing hot water tank and boiler, radiator and carpet as fitted.

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

Bedroom 4: 07'05" x 05'06". PVCu double glazed window to rear aspect, radiator and carpet as fitted.

Family Bathroom: PVCu obscure double glazed window to rear aspect, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mains shower, radiator and wood effect flooring.

OUTSIDE

The rear garden is enclosed by brick walling and divided into distinct zones with patio and seating areas and is in general low maintenance. To the side is a useful **workshop** (22'05" x 08'02") and garden shed. There is a **single garage** (17'10" x 09'05") with an up and over door with off road parking for two/three vehicles.

EPC Rating = **C70**



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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