



Wilstock Village - £239,950 Freehold

Linda Saunders | Estate Agents



I Honeysuckle Court

Wilstock Village

Bridgwater

TA5 2FL

It is with great pleasure that Linda Saunders Estate Agents brings to market this one year old three bedroom detached property situated within this popular location on the outskirts of Bridgwater. The property itself briefly comprises; entrance hallway, dual aspect living room, dual aspect open plan kitchen/dining room, utility and guest cloakroom to the ground floor and family bathroom and three bedrooms, one with en suite shower room, to the first floor.

The property further benefits from PVCu double glazing, gas central heating and garage with parking and a relatively private enclosed rear garden. The property is situated within a good-sized corner plot and with no onward chain an early inspection is highly recommended to fully appreciate this property.

ACCOMMODATION (All sizes are approximate)

Composite door with decorative insert into: -

Entrance Hall: Stairs to first floor with radiator and doors to all rooms and wood effect flooring.

Living Room: 18'05" x 10'02". PVCu double glazed window to front aspect, PVCu double glazed French doors to side aspect, two radiators and continuation of the wood effect flooring.

Kitchen/Dining Room: 18'05" x 09'05". PVCu double glazed window to front and side aspects, fitted with a range of modern white wall, drawer and base units with complimentary worktops and upstands and stainless steel sink inset, space for fridge/freezer, space & plumbing for dishwasher, built in double oven with gas hob with stainless steel splashback

and chimney style extractor over, radiator and continuation of the wood effect flooring. Door to: -.

Utility Room: PVCu double glazed door to rear aspect, base unit and worktop, space and plumbing for washing machine and wood effect flooring.

Guest Cloakroom: Modern two-piece suite comprising; low level WC, wash hand basin, radiator and wood effect flooring.

First Floor Landing: Loft hatch, airing cupboard and doors all rooms.

Galleried Landing: PVCu double glazed window to rear aspect, airing cupboard, loft hatch, radiator and carpet as fitted.

Master Bedroom: 18'05" x 10'05" maximum measurements. PVCu double glazed window to front and side aspects, two radiators and carpet as fitted.

En Suite Shower Room: PVCu double glazed window to front aspect, fitted two-piece white suite comprising; low level WC and wash hand basin, double width shower cubicle with mains shower, tiled splashbacks, extractor fan, radiator and tile effect vinyl flooring.

Bedroom 2: 10'07" x 09'02". PVCu double glazed windows to front and side aspects, radiator and carpet as fitted.

Bedroom 3: 07'07" x 09'02". PVCu double glazed window to side aspect, radiator and carpet as fitted.

Family Bathroom: PVCu obscure double-glazed window to front aspect, fitted three-piece white suite comprising; panelled bath with electric shower over, wash hand basin and low-level WC, heated towel rail, half tiled walls, extractor fan and grey tile effect flooring.

OUTSIDE

The property enjoys a prominent corner position with gardens to three sides with wrought iron fencing. The rear garden is relatively private and fully enclosed. There is a lawn area and raised decking and a pathway running to the back door. The garage is adjacent to the property with a parking space.

EPC Rating: B84

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.

Linda Saunders | Estate Agents



45 High Street, Bridgwater, Somerset TA6 3BG Tel: 01278 425242
Fax: 01278 425262 Email: hotproperty@lindasaundersestateagents.co.uk

Need Mortgage Advice? Perhaps we can do all the leg work through our associate company Woodward Insurance & Mortgage Services. Call us today to book your free appointment.

Your home is at risk if you fail to keep up repayments on your mortgage or any loan secured on your property.

OFFICE OPENING HOURS

Mon – Fri 9.00 – 5.00pm, Saturday 9.00 – 12.00pm

Website: www.lindasaunders-estateagents.co.uk E-mail: hotproperty@lindasaundersestateagents.co.uk

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.

L166 Printed by Ravensworth Digital 0870 112 5306

