



Bower Manor - £219,950 Freehold

Linda Saunders | Estate Agents



14 Sovereign Road Bridgwater TA6 4ES

Don't miss this opportunity! It is with pleasure that Linda Saunders Estate Agents brings to market this extended three bedroom semi detached property situated within this popular east side location which provides easy access to Taunton and the M5 motorway network. The property itself briefly comprises; lounge/dining room, kitchen, breakfast room, utility room and conservatory to the ground floor and family bathroom and three bedrooms to the first floor.

The property further benefits PVCu double glazing, gas central heating, ample parking on the block paved driveway and an attached garage which can be accessed from the good-sized enclosed garden. An early inspection is highly recommended.

ACCOMMODATION (All sizes are opening to the conservatory.
approximate)

PVCu double glazed door with double glazed window leads through to entrance porch where a glazed door and window leads to the entrance hall.

ENTRANCE HALL: Stairs rising to the first floor landing, coving to ceiling, radiator with thermostat.

LIVING ROOM: 23'05" x 12'06" narrowing to 08'0" (7.13m x 3.81m x 2.43m) with an under stairs storage cupboard, PVCu double glazed front aspect window, doors

CONSERVATORY: 13'04" x 09'01" (4.06m x 2.76m). PVCu double glazed side windows, pitched polycarbonate roof, PVCu double glazed French doors overlooking and providing access to the rear garden. Wooden floor.

KITCHEN: 09'0" x 07'05" (2.74m x 2.26m) fitted with a modern range of units with integrated fridge and double oven with extractor hood. 1½ sink with window overlooking the conservatory area. Integrated dishwasher. Marble flooring. Archway to the breakfast room.

BREAKFAST ROOM: 11' 09" x 07' 03" (3.58m x 2.20m) with low and high level units. Matching marble flooring, rear double glazed door to the garden. Designer high standing radiator. Spotlighting. Internal door to the garage.

GARAGE: 15'0" x 12' 07" (4.57m x 3.83m) (not suitable for all cars) with metal up and over door and further side door to utility area.

UTILITY AREA with plumbing for washing machine and a variety of units. Space for fridge freezer.

Stairs to the first floor landing with side window and airing cupboard with shelving and housing the boiler for central heating and domestic hot water.

MASTER BEDROOM: 13'0" x 09'01" (3.96m x 2.76m) PVCu double glazed rear aspect window, radiator with thermostat and coving to ceiling. Laminate flooring.

BEDROOM TWO: 10'04" x 08'02" (3.14m x 2.48m). PVCu double glazed front aspect window, coving to ceiling with radiator and thermostat, carpet as fitted.

BEDROOM THREE: 07'04" x 07'04" (2.23m x 2.23m). PVCu double glazed front aspect window, radiator and laminate flooring.

BATHROOM: PVCu obscure double glazed window to rear aspect, fitted white three piece suite comprising a shaped bath unit with matching shower screen, pedestal wash hand basin and low level WC, heated towel rail, ceramic tiled flooring.

OUTSIDE – to the front of the property the garden is laid to lawn with side block paved driveway.

REAR GARDEN is laid predominantly to lawn with a paved patio area. Enclosed by fencing.

EPC Rating: **D67**

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 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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