



Loxleigh Avenue- £169,950 Freehold

Linda Saunders | Estate Agents



54 Loxleigh Avenue Bridgwater TA6 5BH

It is with pleasure that we bring to market this two bedroom mid-terrace property situated within this mature development and in need of some updating and is conveniently located for local amenities. The property itself briefly comprises good sized lounge/diner and kitchen to the ground floor and two bedrooms and bathroom to the first floor.

The property further benefits from gas fired central heating and off road parking. There is a small front garden and a fully enclosed rear garden. An early inspection we anticipate a lot of interest in this one. Available with no onward chain!

ACCOMMODATION (All sizes are approximate)

Panelled front door into: -

Hallway: Storage cupboard, radiator and carpet as fitted. Door to: -

Kitchen: 08'04" x 08'0" (2.54m x 2.44m) Wooden double glazed window to front aspect, range of wall and base units with laminated work surfaces over, single stainless steel sink and drainer. Built in oven with hob and extractor over, wall mounted boiler, space and plumbing for washing machine.

Living Room: 13'09" x 11'03" (4.19m x 3.43m) Double glazed sliding patio doors to rear aspect, coved ceiling, radiator, and carpet as fitted. Stairs rising to: -

Landing: Airing cupboard, loft hatch and doors to all rooms.

Master Bedroom: 11'04" x 08'04" (3.45m x 2.54m) Double glazed window to front aspect, radiator and carpet as fitted.

Bedroom 2: 07'08" x 06'02" (2.34m x 1.88m) Double glazed window to rear aspect, radiator and carpet as fitted.

Bathroom: Obscure double glazed window to rear aspect, three piece coloured suite comprising; panelled bath with shower over, pedestal wash hand basin, low level WC, and radiator.

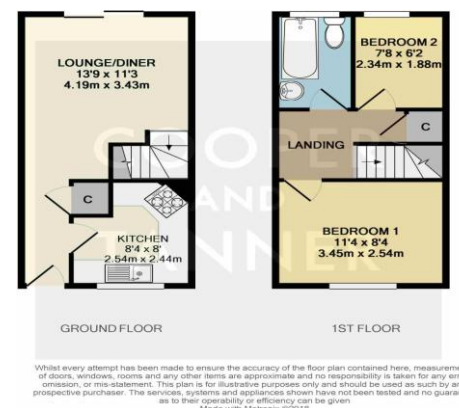
OUTSIDE

To the front is a small open plan shingle area with pathway leading to the front door. The enclosed rear garden comprises shingle and pathway leading to the rear gate which in turn leads to the allocated parking area. We understand from the vendor that there are two parking spaces

but would advise that this is checked by the purchasers' conveyancer.

EPC Rating: **D 65**

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.

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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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