



Saxon Road - £237,500 Freehold

Linda Saunders | Estate Agents



## 38 Saxon Road Bridgwater TA6 4HZ

It is with pleasure that we bring to market this very well presented three bedroom semi-detached property situated within this mature development and conveniently located for local amenities. The property itself briefly comprises good sized lounge/diner, utility/office and modern refitted kitchen with range style cooker to the ground floor and three bedrooms and modern bathroom to the first floor.

The property further benefits from a guest cloakroom, PVCu double glazing, gas fired central heating and ample off-road parking. There is a fully enclosed rear garden with lawn and covered decking and seating areas. There is also a 16ft workshop/man cave! An early inspection is highly recommended to fully appreciate this property.

### **ACCOMMODATION** (All sizes are approximate)

**Entrance Hall:** Via PVCu door with decorative inserts, grey wood effect flooring, modern vertical radiator, stairs rising to first floor and doors to living accommodation. Archway to: -

**Utility/Home Office:** Useful room which is currently used as a home office and therefore ideal for you home workers, PVCu double glazed window to front aspect, built in cupboards, quartz effect work/desktop, radiator and ceramic tiled flooring.

**Living Room:** 18'03" x 10'04". PVCu double glazed window to front aspect, Ecosy+ A+ rated woodburner, radiator, carpet as fitted. Archway to: -

**Dining Area:** 08'02" x 07'09". PVCu double glazed window to front aspect, radiator and raised wood flooring.

**Kitchen:** 09'0" x 09'07". PVCu double glazed window to rear aspect, range of modern dark grey wall and base units with light oak effect work surfaces, large larder unit with sliding drawers, composite single bowl sink and drainer unit, space for appliances, 7-ring dual fuel range style cooker with two ovens and a grill, quartz effect splashbacks, ceiling spots and vinyl flooring.

**Cloakroom:** Accessed from the decked area, low level WC, wash hand basin and vinyl flooring.

**Landing:** Loft hatch, PVCu double glazed window to rear aspect, Nuair Drimaster positive input ventilation unit, airing cupboard with Worcester boiler inset.

**Master Bedroom:** 12'07" x 09'09". PVCu double glazed window to front aspect, built in double wardrobe, radiator and carpet as fitted.

**Bathroom:** PVCu obscure double-glazed window to rear aspect, panelled bath with electric shower over, pedestal wash hand basin, low level WC, chrome ladder style radiator and vinyl flooring.

**Bedroom 2:** 10'06" x 08'09". PVCu double glazed window to front aspect, radiator and carpet as fitted.

**Bedroom 3:** 09'0" x 07'08". PVCu double glazed window to rear aspect, radiator and carpet as fitted.

## OUTSIDE

To the front there is a dark grey decorative concrete hardstanding providing parking for three vehicles, side access gate leading to: -

Log store and recycling bins, the rear garden is predominantly east facing being laid to lawn with flower and shrub borders and offering a degree of privacy. The whole area is enclosed by fencing with concrete posts. There is a raised decked area adjacent to the house with a cosy seating area which is fully covered, pathway leading to: -

**Workshop** - 16'0" x 10'0". Power and lighting. There is a second covered seating area to the side.

Council Tax Band: **B**  
EPC Rating: **C 71**

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](mailto: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](http://www.lindasaunders-estateagents.co.uk) E-mail: [hotproperty@lindasaundersestateagents.co.uk](mailto: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

