



Mariners Court - £175,000 Freehold

Linda Saunders | Estate Agents



## 14 Mariners Court Bridgwater TA6 5EG

It is with pleasure that we bring to market this well presented two double bedroom detached property conveniently located for local amenities. The property itself briefly comprises good sized lounge, kitchen/diner, and guest WC to the ground floor and two bedrooms and bathroom to the first floor.

The property further benefits from PVCu double glazing, gas fired central heating and off road parking. There is a fully enclosed garden. An early inspection is highly recommended to fully appreciate this property. Available with no onward chain!

### **ACCOMMODATION**

(All sizes are approximate)

PVCu front door into: -

**Entrance Hallway:** Laminate flooring, doors to rooms.

**Guest Cloakroom:** PVCu double glazed window to front aspect, wash hand basin, low level WC, extractor, consumer unit and laminate flooring.

**Living Room:** 15'11" x 10'04". PVCu double glazed window to front aspect with French doors opening on to the side aspect garden, stairs to first floor, radiator, and laminate flooring.

**Kitchen/Diner:** 10'08" x 08'04". PVCu double glazed window to side aspect, range of wall and base units with laminated work surfaces over. Inset stainless steel sink and drainer, built in cooker with hob and extractor over, space and plumbing for washing

machine and dishwasher, radiator, and tile effect flooring.

**Landing:** Loft access.

**Master Bedroom:** 11'11" x 09'03". PVCu double glazed window to front aspect, radiator and carpet as fitted.

**Bedroom 2:** 12'09" x 07'00". PVCu double glazed window to front aspect, radiator and carpet as fitted.

**Bathroom:** PVCu obscure double glazed window to side aspect, three piece white

suite comprising; panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, and vinyl flooring.

## **OUTSIDE**

To the side is an enclosed low maintenance garden area with decked seating area. To the other side of the property is parking for 1/2.

EPC Rating: **C 77**

Council Tax Band: **A** (Local authority reference number 6607500142)

**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 inevitable, they are 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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### **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.

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