



Clarks Road —£250,000 Freehold

Linda Saunders | Estate Agents



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21 Clarks Road Bridgwater TA6 5QA

This is a wonderful opportunity to acquire this very well presented three bedroom semi detached home. The property is conveniently situated close to local amenities and is a popular residential area which provides easy access to the town centre.

The property briefly comprises; modern kitchen/diner, separate lounge, large conservatory and guest cloakroom to the ground floor and three bedrooms and family bathroom to the first. The property further benefits from gas central heating, PVCu double glazing, fascias, and soffits. There are low maintenance gardens front and rear and parking for two vehicles in front of the single garage. In all, this property represents a wonderful opportunity to acquire a family home in very good order throughout. An early inspection is advised. No onward chain.

ACCOMMODATION

(All measurements are approximate)

Entrance Hallway: Stairs to first floor. Doors to lounge, kitchen/diner and cloakroom.

Kitchen/Diner: 11' 11" x 08' 08" (3.63m x 2.64m). PVCu double glazed window to front aspect. Contemporary range of units with built-in electric oven with gas hob, with extractor fan over, space for fridge/freezer, washing machine and dishwasher, contemporary worktops with

stainless steel sink and drainer, tiled splash backs and space for table and chairs.

Ground Floor WC: 05' 09" x 02' 11" (1.75m x 0.89m). PVCu double glazed window to side aspect, equipped with a contemporary white suite comprising low level WC and wash hand basin, radiator and vinyl flooring.

Lounge: 15'06" x 11'05" (4.7m x 3.48m). PVCu double glazed French Doors with matching side panels and window to rear

aspect and opening into the conservatory, coved ceiling, TV point, telephone point, wall lights, and carpet as fitted.

Conservatory: 15'03" x 09'01". PVCu double glazed and set on brick walling with PVCu double glazed French doors opening onto the southwest facing rear garden, power and lights and laminate flooring.

First Floor Landing: Doors to three bedrooms and family bathroom. Airing cupboard housing the Vaillant combination boiler. Loft hatch.

Bedroom 1: 10'05" x 08'10" (3.17m x 2.69m). PVCu double glazed window to front aspect, radiator and carpet as fitted. Archway to: -

En Suite: Shower cubicle with mains shower, wash hand basin, extractor fan and part tiled walls.

Bedroom 2: 10'11" x 08'10" (3.32m x 2.69m). PVCu double glazed window to rear aspect, radiator and carpet as fitted.

Bedroom 3: 07'10" x 06'05" (2.38m x 1.95m). PVCu double glazed window to rear aspect, telephone point, radiator and carpet as fitted.

Bathroom: 06'05" x 06'01" (1.95m x 1.85m). PVCu obscure double glazed window to front aspect. Fitted with a contemporary white suite comprising; low level WC, wash hand basin and panelled bath, shaver point, extractor fan, radiator and carpet as fitted.

OUTSIDE

To the front is a single garage (18'10" x 08'05") with a driveway providing parking for up to two cars, lawn area and pathway to the front door. Bushes provide some useful screening. The enclosed rear garden is laid to both lawn and patio with a small shingle area with water feature, outdoor electric socket and personal access door to the garage.

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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AGENT NOTE: These are preliminary details as we are awaiting their approval from our vendor.

Council tax band: **B**

Local authority reference number **6407650020**

Local Authority: **Sedgemoor**

EPC Rating: **TBA**

Services: Mains electricity, gas water and drainage.



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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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