



GIBBINS RICHARDS ▲

14 Ladymead Close, Bridgwater TA6 7JP
£369,950

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Making home moves happen

A beautifully presented four bedroom semi-detached house located in the highly sought after 'Durleigh' estate. The property itself is fully UPVC double glazed and warmed by mains gas fired central heating and has spacious family accommodation arranged over two storeys. The accommodation comprises in brief; entrance porch, entrance hall, sitting room, kitchen/dining room, conservatory. To the first floor a landing leads to four bedrooms, family bathroom and additional shower room. Externally there is multiple off road parking to the front and single garage and enclosed landscaped garden to the rear with additional summerhouse.

Tenure: Freehold / Energy Rating: D-63 / Council Tax Band: C

The property is located in a quiet cul-de-sac within easy access to the town centre. This four bedroom semi-detached family home is ideally located on Bridgwater's favoured west side and is beautifully presented from top to bottom. The accommodation is fully double glazed and warmed by mains gas fired central heating. The property is situated in a pleasant and level plot within a quiet cul-de-sac. The town centre amenities lies within easy access. Bridgwater itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

BEAUTIFULLY PRESENTED THROUGHOUT
FOUR BEDROOMS
SOUGHT AFTER LOCATION/QUIET CUL-DE-SAC
FULLY DOUBLE GLAZED
GAS CENTRAL HEATING
OUT BUILDING/SUMMERHOUSE (IDEAL HOBBY ROOM/HOME OFFICE)
MULTIPLE PARKING
GARAGE





Entrance Porch
Entrance Hall

13' 8" x 5' 10" (4.16m x 1.78m) Doors to dining room, sitting room, low level under stairs storage cupboard and stairs to first floor.

Sitting Room

22' 7" x 11' 0" (6.88m x 3.35m) reducing to 8' 4" (2.54m) Double opening doors to conservatory and door to;

Dining Area

8' 10" x 8' 8" (2.69m x 2.64m) Extra wide opening to kitchen, sliding doors to conservatory. Two storage cupboards.

Kitchen

15' 10" x 8' 10" (4.82m x 2.69m) Door and window to rear.

Integrated dishwasher. Range size extractor fan. Wall mounted gas boiler (concealed).

16' 3" x 9' 3" (4.95m x 2.82m) Double opening doors to rear garden. Mains lighting and heating.

Conservatory

17' 11" x 8' 9" (5.46m x 2.66m) Vehicular up and over door to front. Fully lined and fitted with a range of kitchen storage units.

First Floor Galleried Landing

Doors to four bedrooms, bathroom and separate shower room.

Bedroom 1

13' 6" x 8' 9" (4.11m x 2.66m) Front aspect window. Built-in wardrobes.

Bedroom 2

10' 4" x 9' 0" (3.15m x 2.74m) Rear aspect window. Built-in wardrobes and additional airing cupboard.

Bedroom 3

11' 2" x 9' 7" (3.40m x 2.92m) Front aspect window. Wardrobe recess.

Bedroom 4

7' 7" x 7' 5" (2.31m x 2.26m) Front aspect window.

Bathroom

6' 8" x 5' 6" (2.03m x 1.68m) Rear aspect obscure window. Three piece white matching suite.

Shower Room

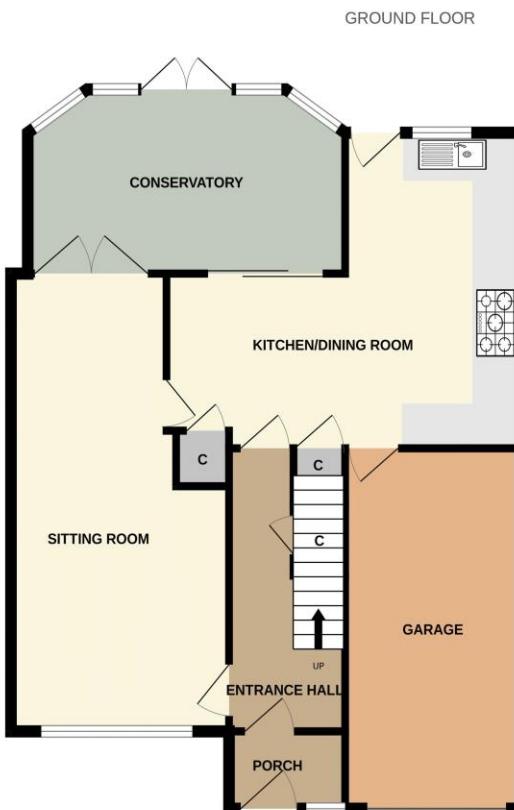
5' 9" x 5' 7" (1.75m x 1.70m) Dual aspect windows. Three piece suite.

Outside

Multiple off road parking to the front and leading to garage. The rear garden measures approximately - 27' 2" (8.27m) in width by 24' (7.31m) in length. The rear garden is fully hard landscaped for ease of maintenance and fully enclosed by timber fencing.

Contained within the rear garden is a Summerhouse - 21' 8" x 11' 5" (6.60m x 3.48m) which is insulated with mains lighting and power and has double glazed windows (ideal home office/gym).





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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