

**12 Meadowlands Avenue, Bridgwater, TA6 3UG**

**£254,900**

Natasha Howarth Estate Agents would like to offer to the market this extremely well presented three bedroom town house situated off the Northern Distributor Road on the popular Northern outskirts of Bridgwater. The property has been lovingly maintained by the current owners and is ready to move into.

The double glazed and centrally heated accommodation briefly comprises entrance hallway, cloakroom, living room and kitchen/dining room to the ground floor. There are two bedrooms on the first floor with a family bathroom and a further double bedroom with en-suite to the second floor.

In addition there is a landscaped rear garden which retains a good degree of privacy and off road parking for multiple cars. An internal inspection is essential to fully appreciate this beautiful home.

## ENTRANCE

Via open canopy porch and panelled front door with obscure double glazed panes inset to:

## ENTRANCE HALLWAY

Stairs rising to first floor, LVT flooring, built in storage under the stairs, radiator, doors to living room, kitchen/ diner and cloakroom.

## CLOAKROOM

Fitted with a two piece suite comprising close coupled WC with push button flush and vanity wash hand basin. Tiled floor, partially tiled walls, radiator.

## LIVING ROOM

Front aspect double glazed window, radiator.

## KITCHEN/ DINER

Rear aspect double glazed window. Fitted with a matching range of navy fronted wall, drawer and base units with quartz work surfaces over and sink unit inset. Luxury built-in appliances to remain including electric oven, combination oven & grill and four ring induction hob with extractor inset. Space for fridge/freezer, integrated dishwasher, tiled splashbacks, LVT flooring, radiator.

Double glazed French doors overlooking the garden.

## LANDING

Double glazed window to front aspect. Stairs rising to second floor, doors to bedrooms two and three and door to bathroom. Radiator.

## BEDROOM TWO

Two double glazed windows to rear aspect. Built in wardrobes. Radiator.

## BEDROOM THREE

Double glazed window to front aspect. Radiator, wood effect flooring.

## BATHROOM

Fitted with a three piece white suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and close coupled WC, part tiled walls, tiled floor, heated towel rail.

## SECOND FLOOR LANDING

Radiator, door to:

## BEDROOM ONE

Double glazed window to front aspect. Velux window.

Radiator. Door to:

## ENSUITE

Fitted with a three piece suite comprising shower cubicle with mains shower over, vanity wash hand basin and close couple WC with push button flush. Velux window, part tiled walls, heated towel rail.

## EXTERIOR

## GARDEN

Fully enclosed. Mainly laid to Astro- Turf with raised patio to the rear. Timber shed to remain. Timber pedestrian gate for rear access.

## PARKING

For multiple vehicles on own driveway.

## SERVICES

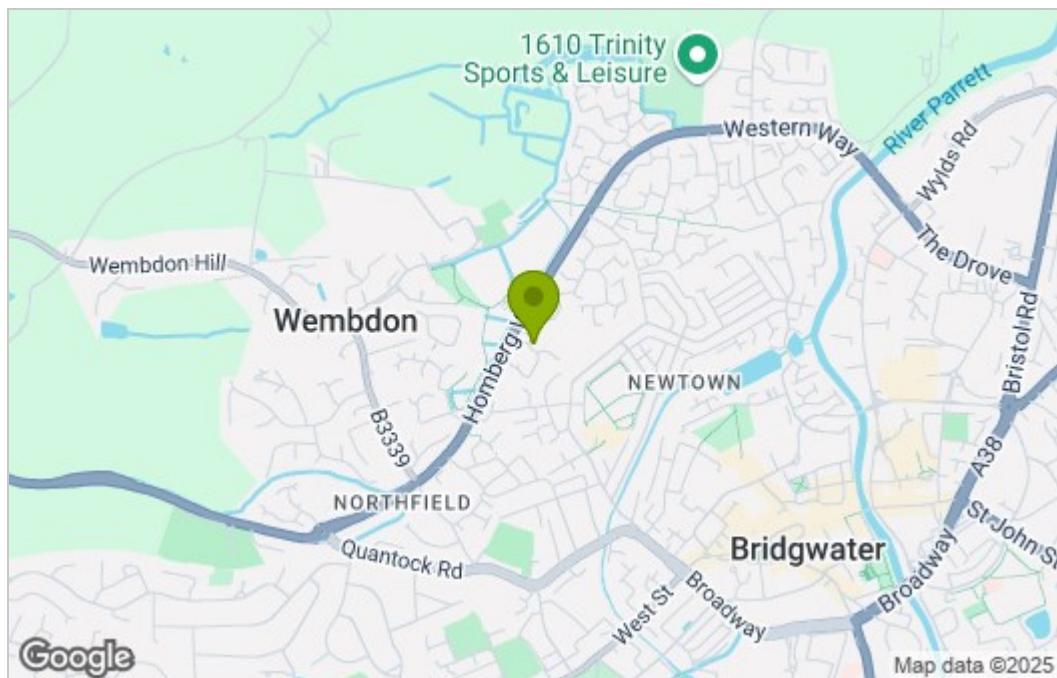
Mains gas, electricity, water and drainage.

## Floor Plan

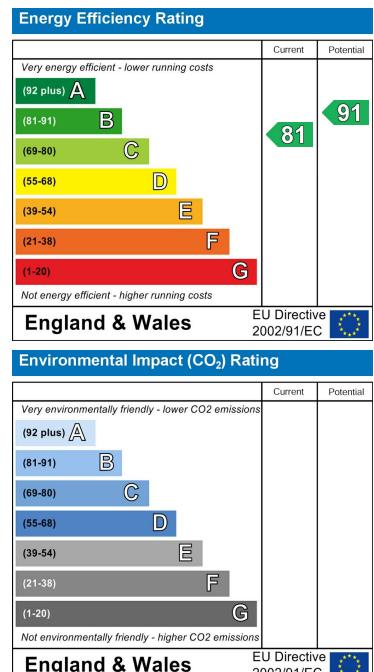


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Area Map



## Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller.



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