



70 Somerville Way, Bridgwater, TA6 5SW

**£269,500**

Natasha Howarth Estate Agents would like to offer to the market this stunning & extended three bedroom end-detached house situated on the popular Silver Springs on the Eastern outskirts of Bridgwater.

The present vendors have enhanced this property by extending to provide a substantial and attractive kitchen/diner/snug which leads onto the lovely rear garden through French doors.

Outside there is parking for multiple vehicles on own driveway. The vendors have recently upgraded the kitchen and bathroom and the property is ready to move into! The centrally heated and double glazed accommodation briefly comprises entrance hallway, living room, kitchen/diner/snug, utility, shower/cloakroom and study to the ground floor. Upstairs there are three bedrooms and a bathroom.

Somerville Way itself is approximately 1 mile east of the town centre of Bridgwater where all shopping facilities and amenities are found. Local shops and schooling are within easy walking distance of the property.

For an appointment to view please contact the vendors sole agent.

## ENTRANCE

Via double glazed door to:

## ENTRANCE HALLWAY

Stairs rising to first floor. Wood effect flooring, radiator, doors to living room and study.

## LIVING ROOM

Double glazed window to front aspect. Feature electric fireplace. Radiator, wood effect flooring, part panelled walls. Door to Kitchen/ Diner/ Snug.

## KITCHEN/ DINER/ SNUG

Two double glazed windows to rear aspect. Newly refitted with matching wall, base and drawer units with work surface over and sink and drainer inset. Splashbacks. Integrated oven and grill, integrated hob with stainless steel chimney style extractor over, integrated fridge/ freezer. Radiator, wood effect flooring, storage cupboard. Double glazed French doors to the garden. Door to lobby.

## LOBBY

Wood effect flooring, opening to utility and study.

## UTILITY ROOM

Worksurfaces with space and plumbing beneath for a washing machine. Space for dishwasher, space for additional appliance. Wood effect flooring. Sliding door to:

## CLOAK/ SHOWER ROOM

Fitted with a two piece suite comprising shower cubicle with shower over and W.C. Wood effect flooring.

## STUDY

Double glazed window to front aspect. Wood effect flooring, radiator.

## LANDING

Loft hatch. Airing cupboard. Doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Radiator. Built in wardrobes.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to front aspect. Radiator.

## BATHROOM

Obscure window to rear aspect. Fitted with a three piece suite comprising panelled bath, vanity wash hand basin and W.C. Tiled walls, wood effect flooring and heated towel rail.

## EXTERIOR

## PARKING

On own driveway for multiple vehicles.

## GARDEN

Fully enclosed. Patio adjacent to property. Mainly laid to lawn with dining/ BBQ area to rear. Summerhouse to remain.

## SERVICES

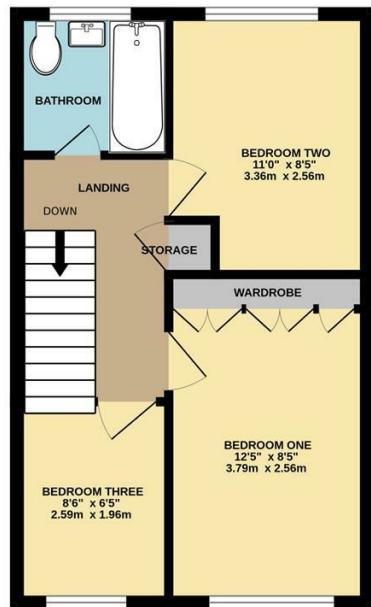
Mains gas, electricity, water and drainage.

## Floor Plan

GROUND FLOOR

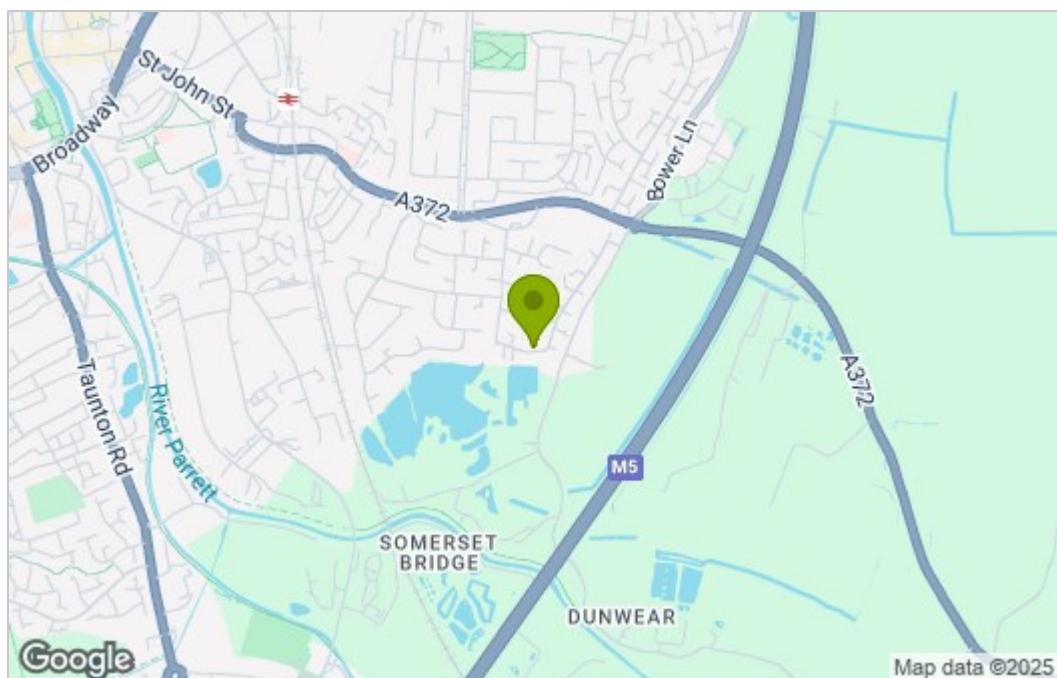


1ST FLOOR

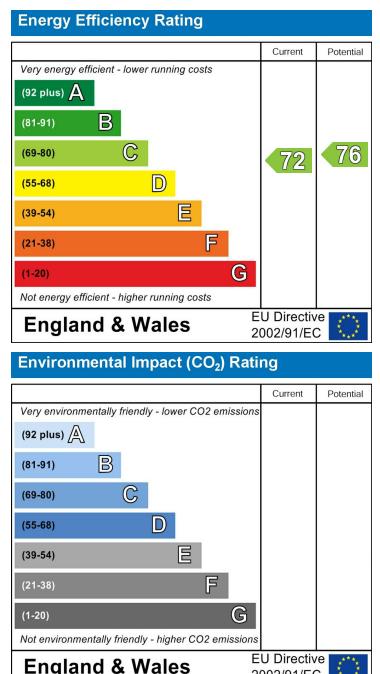


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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