

# Natasha Howarth

## ESTATE AGENTS



16 Condell Close, Bridgwater, TA6 3TT

**£184,950**

Offering to the market this very well presented two bedroom back to back house positioned within a quiet close on 'The Cloisters' development and just off the NDR. The property has a garden to the front and two allocated off road parking spaces.

This double glazed and centrally heated home briefly comprises entrance hallway, kitchen, lounge / diner to the ground floor, Upstairs there are two Bedrooms and a family bathroom.

This lovingly maintained property should be of interest to both first time buyers and investors.

For more information or an appointment to view, please contact the vendors sole agents.

## ENTRANCE

Via UPVC double glazed door to:

## ENTRANCE HALL

Opening to kitchen and door to:

## KITCHEN

Dual aspect double glazed windows. Fitted with a range of white wall and base units with roll top surfaces over and stainless steel sink and drainer inset. Space and plumbing for a washing machine, space for fridge/ freezer. Integrated oven with electric hob over and stainless steel splashback. Radiator.

## LOUNGE/ DINER

Double glazed bow window to front aspect. Stairs rising to first floor. radiator, wood effect flooring.

## LANDING

Access to insulated loft and access to:

## BEDROOM ONE

Front aspect double glazed window, radiator, built in mirror fronted wardrobe to recess. Built in airing cupboard housing the boiler.

## BEDROOM TWO

Front aspect double glazed window, radiator.

## BATHROOM

Obscure side aspect double glazed window. Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin and close coupled WC with push button flush.

## EXTERIOR

## PARKING

Two allocated parking spaces.

## FRONT GARDEN

Mainly laid to lawn with mature tree inset. Built in shed to side to remain.

## SERVICES

Mains electricity, water, gas and drainage.

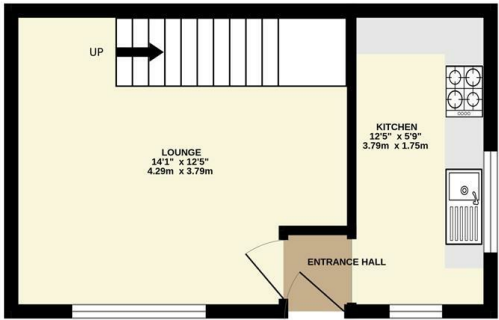
## HEATING

Gas fired central heating system.

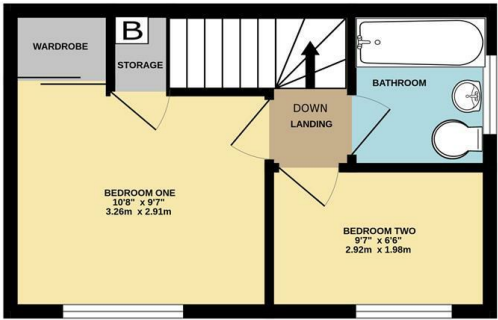


Floor Plan

GROUND FLOOR

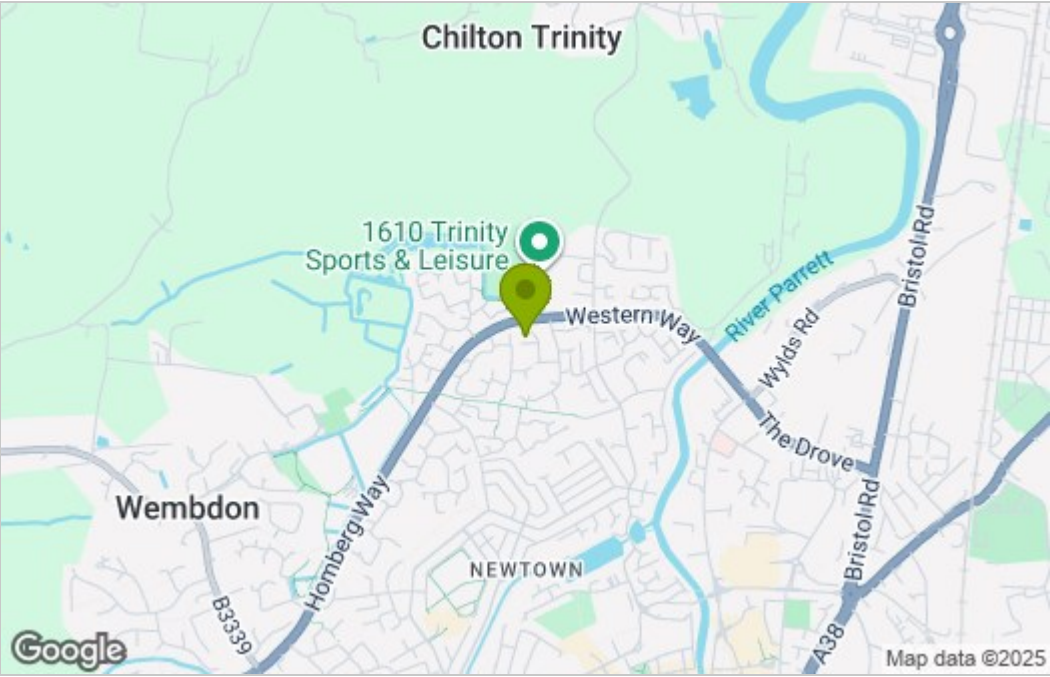


1ST FLOOR

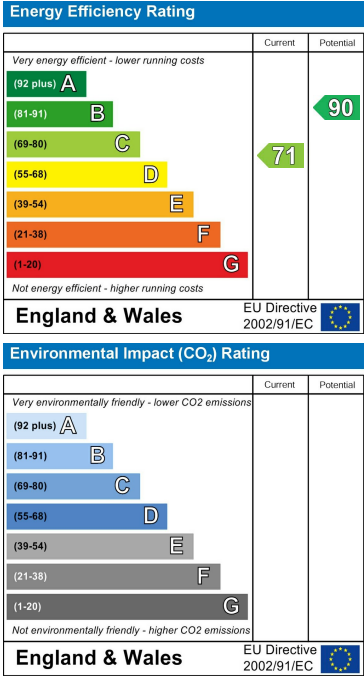


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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