



**21 Ruby Drive, Bridgwater, TA6 4WL**

**£315,000**

An impressive three storey semi detached house lavishly decorated throughout to a superb specification, the property offers modern and spacious living accommodation that is ready to move into. This fantastic four double bedroom property is offered to the market in a immaculate condition having been lovingly maintained by the current vendors. Cleverly designed by award winning builders 'Taylor Wimpey' in 2018, this house will perfectly suit a wide variety of purchasers.

The spacious accommodation briefly comprises hallway, garage storage, utility, study/ playroom, kitchen/ diner and cloakroom to the ground floor. On the first floor there is a living room with French doors and a Juliet balcony, family bathroom and double bedroom with balcony. On the top floor is a further three bedrooms with a shower room.

Externally there is off-road parking for two vehicles. The enclosed garden to the rear is a good size and low maintenance.

Kingsdown is a popular residential development and is situated on the North Eastern outskirts of Bridgwater and conveniently situated for junction 23 of the M5. The development benefits from a Tesco Express and 'Willowdown' primary school. Bridgwater town centre is approximately 2 miles distance and offers a wide range of shopping facilities including a recently opened cinema and bowling complex.

The property comes highly recommended!

## ENTRANCE

Via double glazed door to:

## ENTRANCE HALLWAY

Double glazed obscure window to front aspect. Stairs rising to first floor, radiator. Doors to utility room, study/ playroom, cloakroom and kitchen/ diner.

## UTILITY ROOM

Wall and base units with work surface over and Tiled splashbacks. Radiator.

Door to storage area with garage up and over door to the front of property.

## CLOAKROOM

Fitted with a two piece suite comprising WC with push button flush and wash hand basin with splash backs. Radiator.

## KITCHEN/ DINER

Rear aspect double glazed window overlooking the landscaped rear garden. Fitted with a comprehensive range of matching wall, drawer and base level units with contrasting countertops over and one and a quarter sink and drainer unit inset with mixer tap over. Integrated appliances to remain to include 'Neff' oven and microwave combination and four ring hob with extractor over and splashback, space for dishwasher, space and plumbing for a washing machine, space for fridge/ freezer. Breakfast bar. Tiled splashbacks, radiator. Double glazed French doors opening onto the garden.

## FIRST FLOOR LANDING

Spacious landing with access to living room, bathroom and bedroom two. Radiator. Front aspect double height, double glazed window. Stairs rising to second floor.

## LIVING ROOM

Electric feature fireplace. Rear aspect double doors with a Juliette Balcony overlooking the garden.

## BATHROOM

Spacious family bathroom with modern white suite comprising panel bath with fitted shower unit and glass shower screen, low level WC and pedestal wash hand basin. Part tiled walls. Heated towel rail.

## BEDROOM TWO

Front aspect double glazed French doors leading to the private balcony. Radiator.

## BALCONY

Decked platform with wrought iron railing.

## SECOND FLOOR LANDING

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

## BEDROOM ONE

Front aspect double glazed windows. Built in wardrobes. Radiator.

## SHOWER ROOM

Fitted with a three piece white suite comprising shower cubicle with mains shower over, wash hand basin and close coupled WC with push button flush, partially tiled walls, radiator.

## BEDROOM THREE

Rear aspect double glazed window, radiator.

## BEDROOM FOUR

Rear aspect double glazed window, radiator.

## PARKING

To the front for two vehicles.

## GARDEN

Enclosed with timber panel fencing. Large patio adjacent to house with shed. Steps down to Astro Turf. Side pedestrian access.

## NB

There is an annual charge of approximately £199 per annum for the maintenance of the development.

## SERVICES

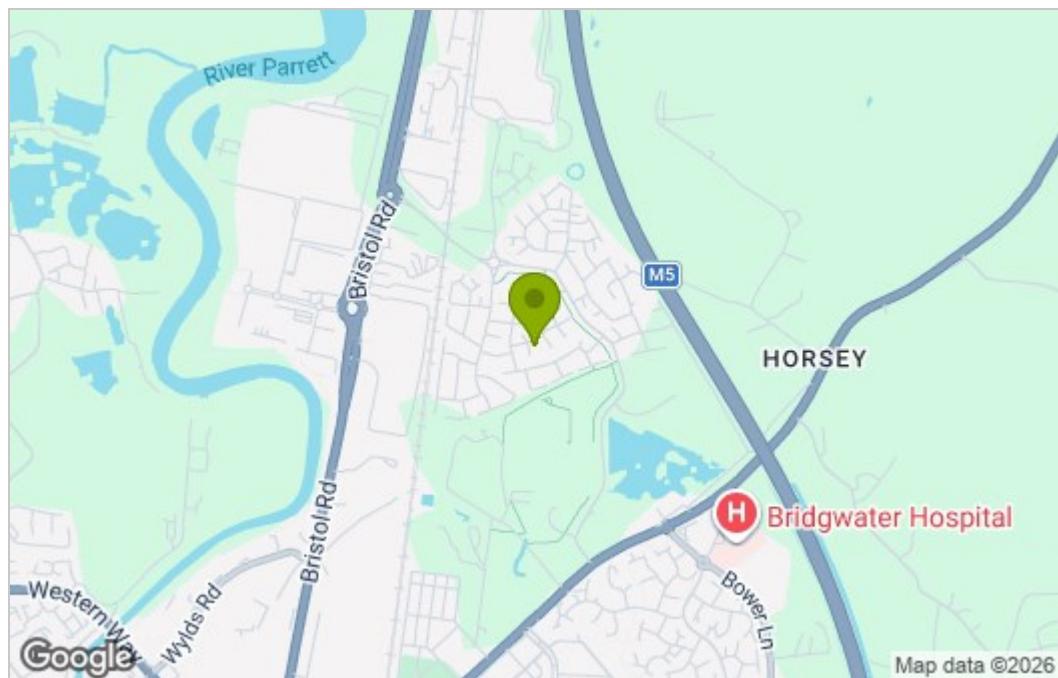
Mains gas, electricity, water and drainage.

## Floor Plan

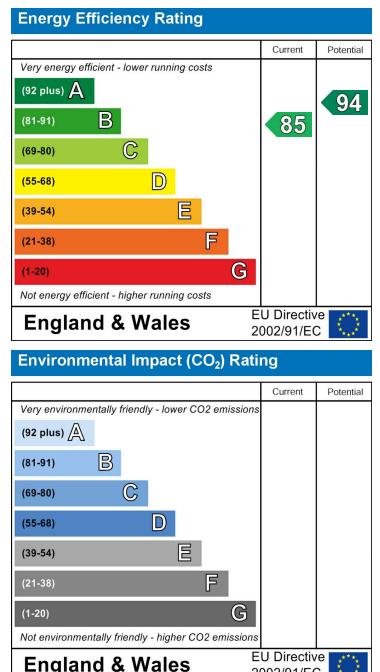


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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