Natasha Howarth

ESTATE AGENTS









22 Fallow View Road, Bridgwater, TA6 7DB

£375,000

A wonderful opportunity to purchase this fabulous semi-detached townhouse, occupying an enviable position on the edge of the highly desirable Durleigh Gardens development. Built in 2020, this impressive modern home offers spacious and versatile accommodation over three floors, a delightful rear garden and beautiful countryside views.

The property offers stylish, contemporary living, ideal for families or those seeking additional space to work from home. Further benefits include gas central heating, UPVC double glazing and the remainder of the NHBC warranty.

The ground floor comprises a welcoming hallway, cloakroom, integral garage and useful utility room with access to the rear garden. A versatile additional reception room provides the perfect space for a snug, family room, home office or fourth bedroom.

The first floor features a fabulous open-plan kitchen, dining and living area, ideal for both everyday living and entertaining. The stylish kitchen is fitted with modern high-gloss units and integrated appliances, whilst the spacious living area benefits from double doors opening onto a delightful balcony, where stunning countryside views can be enjoyed.

On the second floor are three generously sized bedrooms, two with fitted wardrobes. The principal bedroom benefits from an en-suite shower room, whilst a well-appointed family bathroom completes the accommodation.

Externally there is a with an attractive and enclosed rear garden designed with ease of maintenance in mind.

To the front, a driveway provides off-road parking.

ENTRANCE
Via door to:

ENTRANCE HALLWAY
Double glazed window to side aspect. Staircase rising to first floor, radiator. Storage cupboard. Doors to cloakroom, integral garage, bedroom four/ reception room, utility room.

CLOAKROOM
Obscure front aspect double glazed window. Fitted with a two piece white suite comprising close coupled WC with push button flush and wash hand basin with tiled splashbacks. Radiator.

UTILITY ROOM
Fitted with a range of matching wall and base units with work surfaces over with stainless steel sink and drainer unit inset. Integrated washing machine. Wall mounted gas fired boiler (concealed in wall unit). Radiator. Rear aspect double glazed door to the garden.

BEDROOM FOUR/ RECEPTION ROOM
Double glazed window to rear aspect. Radiator.

LOUNGE/ DINER
Side aspect double glazed window. Double glazed French doors to the balcony. Radiator.

KITCHEN/ DINER
Double glazed window to rear aspect. Fitted with a range of matching wall, base and drawer units with work surfaces over and one and a quarter bowl stainless steel sink and drainer unit inset. Built in appliances to remain including four ring gas hob with stainless steel chimney style extractor hood over with matching splash back. Electric oven and grill. Integrated fridge, freezer and dishwasher. Radiator.

FIRST FLOOR LANDING
Double glazed window to side aspect. Stairs rising to second floor. Radiator. Door to kitchen, diner and lounge.

SECOND FLOOR LANDING
Double glazed window to side aspect. Radiator. Airing cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE
Front aspect double glazed window. Built in wardrobe, radiator, door to:

ENSUITE SHOWER ROOM
Fitted with a three piece suite comprising large tiled walk in shower cubicle with mains shower, close coupled WC with push button flush and wash hand basin. Heated towel rail.

BEDROOM TWO
Rear aspect double glazed window, built in wardrobe, radiator.

BEDROOM THREE
Rear aspect double glazed window, radiator.

BATHROOM
Fitted with a three piece suite comprising panelled bath with mains shower over and glass shower screen, wash hand basin and close coupled WC with push button flush, tiled splash backs, heated towel rail.

GARAGE
Up and over door to front. Power and light connected. Personnel door to the hallway.

EXTERIOR

PARKING
On own drive to the front.

GARDEN
Attractive garden to the rear is low maintenance, being laid to lawn and offers a perfect space for summer entertaining and alfresco dining. All enclosed with brick walling, panel fencing and a side gate giving access.

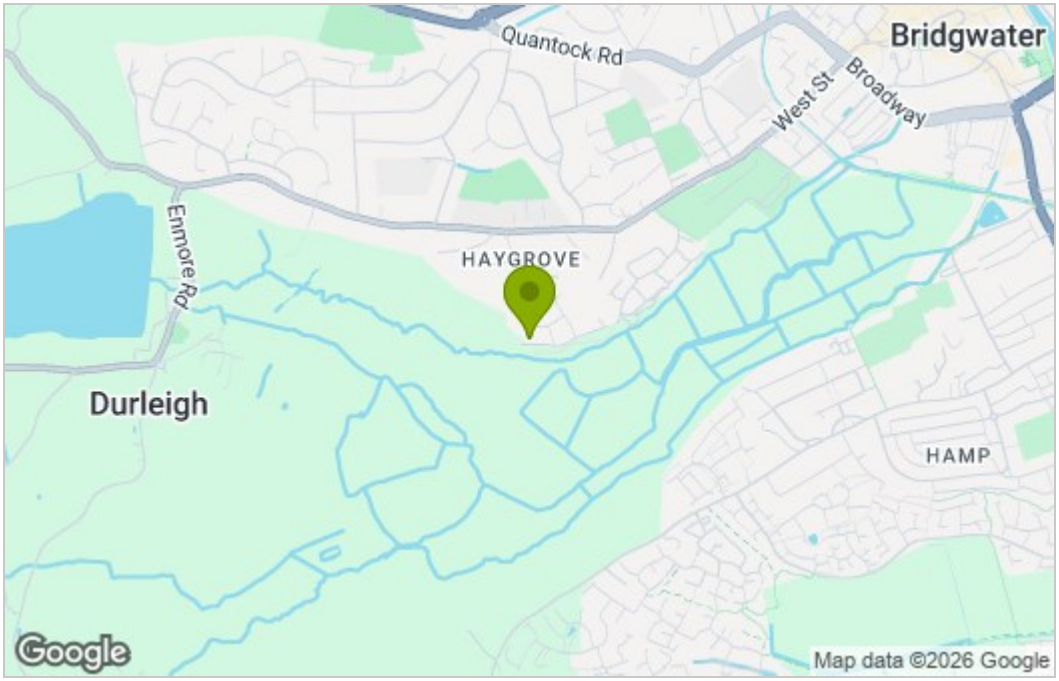
SERVICES
Mains gas, electricity, water and drainage.

Floor Plan

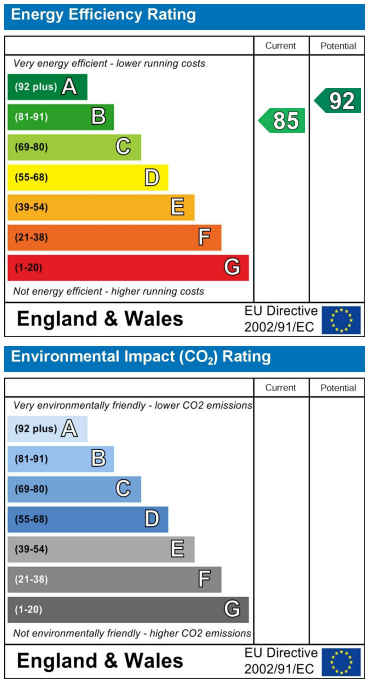


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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