

# Lilliana Way

Bridgwater, TA5 2GG

COOPER  
AND  
TANNER



## Asking Price £215,000 Freehold

This exquisite property is located within the Wilstock development in Bridgwater. This stunning home offers a delightful living experience for those seeking comfort, style, and convenience.

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 2  1  1 EPC B

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### ACCOMODATION

As you enter the property, you will be greeted by a well-maintained exterior. The house boasts a modern design that comprises of modern design.

Upon entering the property, you find elegant ambiance, the hallway allows for a seamless flow between the living areas including a downstairs cloakroom. The kitchen sits to the front of the property, equipped with an integral electric oven and hob with extractor fan, along with ample storage space, and stylish countertops. The living/dining room benefits from large windows and patio doors with a private outlook onto the enclosed rear garden.

The property boasts two generously sized bedrooms, each offering a serene retreat for rest and relaxation. Both bedrooms are well-appointed, with plenty of natural light, and benefiting from a family bathroom.

### OUTSIDE

The outdoor space is equally impressive, with a generously sized well-maintained garden that provides a peaceful oasis for relaxing wrapping round the property. The enclosed bar with outdoor decking area is perfect for entertaining.

This property also benefits from two allocated parking spaces to the front of the property.

### LOCATION

Located in the highly sought-after area of Bridgwater, this property benefits from excellent transport links, amenities, and recreational facilities nearby. The town centre, with its array of shops, restaurants, and entertainment options, is just a short distance away. Additionally, the property enjoys convenient access to major road networks, making it an ideal choice for commuters.

### SERVICES

Gas central heating, water and drainage are connected. The property is council tax band B and falls under Somerset Council within Bridgwater.

### VIEWING ARRANGEMENTS

Strictly through prior arrangement with Cooper & Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team.

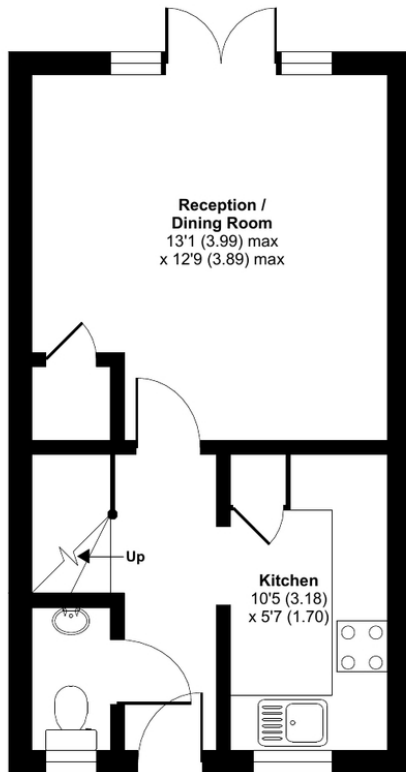




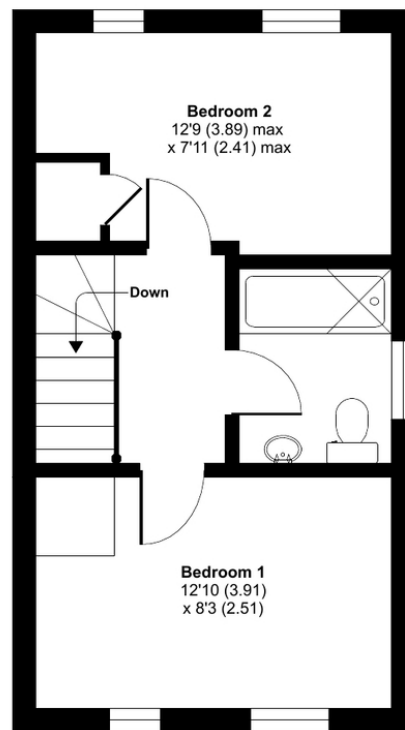
# Lilliana Way, TA5

Approximate Area = 624 sq ft / 57.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Cooper and Tanner. REF: 1003831

## STREET OFFICE

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