

Lilliana Way

Bridgwater, TA5 2GG

COOPER
AND
TANNER



£235,000 Freehold

This well presented three-bedroom family home is located on the south side of Bridgwater within the Wilstock Development. With two double bedrooms, enclosed garden, off road parking and a separate garage.

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 3  1  2 EPC C

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WALKTHROUGH

This well-proportioned three bedroom end terrace house is perfect for first time buyers and/or investors. Situated within the popular Wilstock Development just a short distance from junction 24 and the connecting motorway.

Upon entering the property you are welcomed into the hallway, with access to the main living space and downstairs cloakroom. The living room sits to the front of the property with a front aspect view. On from the living room is the kitchen, comprising of matching wall and base units finished in grey wood with wooden roll edged worktops, benefitting from integral electric oven and gas hob and extractor fan. There is space for a washing machine and free standing fridge freezer.

To the first floor there are three bedrooms, all accompanied by the family bathroom comprising of a bath with mixer tap and shower attachment, WC and wash hand basin. The primary also benefits from an en-suite and built in wardrobes. The property benefits from an enclosed garden and a garage with an off road parking space.

LOCATION

The town of Bridgwater offers a range of independent and high street stores, food outlets, Post Office, cinema and a great choice of pubs and restaurants. Bridgwater sits between Junction 23 and 24 of the M5, making it ideal for commuters. Less than a mile away is Bridgwater train station, where you can pick up the main Bristol to Exeter line across the South West and beyond.

COUNCIL TAX

Band C

TENURE

Freehold

SERVICES

Mains gas, electric, water and drainage are connected. Good quality fibre broadband is also available within this property's postcode.

VIEWING ARRANGEMENTS

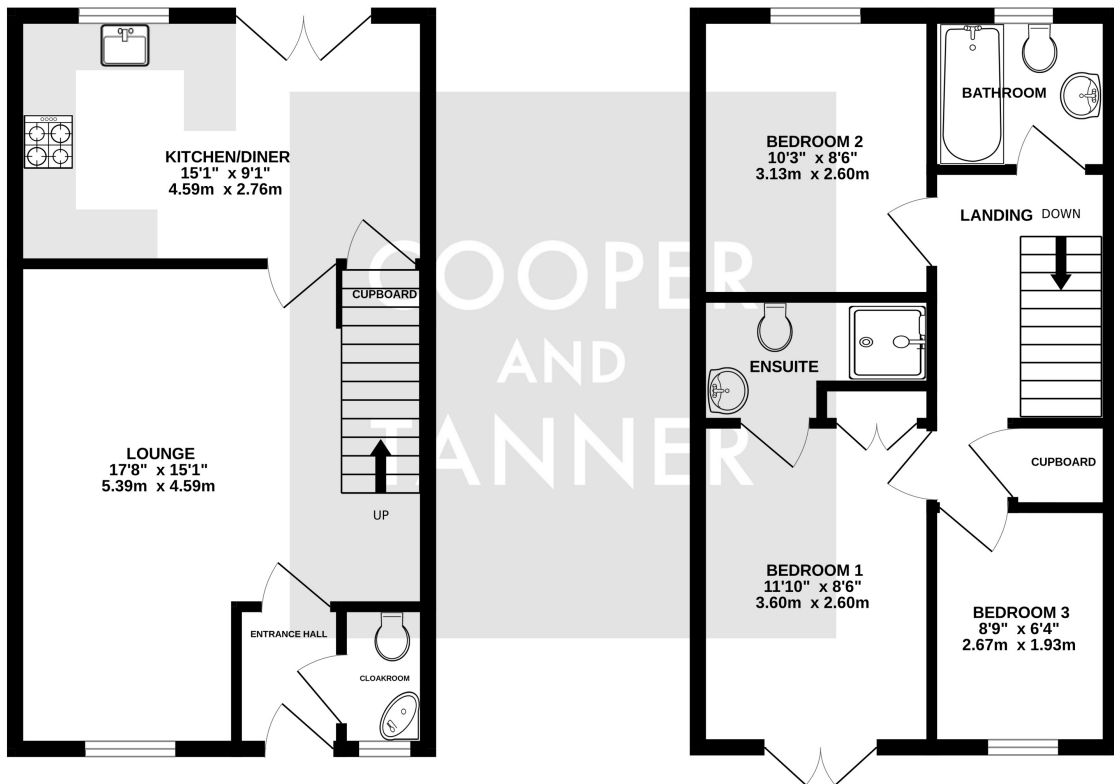
Strictly through prior arrangement via Cooper and Tanner on 01278 455255. If arriving early, please wait outside to be greeted by a member of our team.





GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) approx.

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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BRIDGWATER OFFICE

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