

£175,000  
Freehold





Condell Close, Bridgwater, Somerset TA6 3TT



### Features

- Terraced back-to-back property situated on the West side.
- Neutrally decorated and well-presented
- Two bedrooms with ample storage
- Recently refurbished kitchen
- Spacious open-plan reception room
- Two parking spaces
- Convenient commuter links and amenities nearby
- Light-filled rooms with natural light
- Quiet location in a strong community
- Bathroom with bath and electric shower
- EPC: C71
- Council Tax Band: A £1,601.59 for 2024/25

### Summary of Property

Welcome to this terraced property located on the "Cloisters" development. This two-bedroom house is neutrally decorated, creating a modern and stylish living space. The well-presented property offers comfortable living for couples, investors, or first-time buyers.

This property also offers two parking spaces. Additionally, the location benefits from great commuter links, with nearby HPC pick-up points and amenities. There are also excellent local schools and a strong sense of community.

Overall, this terraced property offers a fantastic opportunity to own a lovely home in a quiet and highly desirable area. Book your viewing today and don't miss out on this excellent investment.

Somerset Council Tax Band: A - £1,601.59 for 2024/25

## Room Descriptions

### Situation

Condell Close, Bridgwater is a well maintained two bedroom modern back to back house built in 1988. The house is constructed of cavity walling under a pitched, tiled, felted and insulated roof. It is situated on the popular 'Cloisters' development of Bridgwater approximately 1 mile from the town centre where shopping facilities and other amenities are available.

### The Property

The well proportioned accommodation briefly comprises to the ground floor: Entrance Hall, lounge and fitted kitchen whilst to the first floor are both bedrooms and bathroom. The property is well decorated and presented in good order and could immediately be moved into. The property benefits from 2 car parking spaces and a front garden. Early viewing is advised.

### Entrance Hall

uPVC entrance door with internal doors to the kitchen and lounge/dining room.

### Lounge/Diner 14' 0" x 12' 3" (4.26m x 3.73m)

Front aspect bay window, large under stairs recess, stairs rising to the first floor landing, television point, radiator.

### Kitchen 5' 7" x 12' 3" (1.70. x 3.73m)

The recently refurbished kitchen boasts wall and base units, along with ample storage space. It is equipped with a induction hob, electric oven, and has provisions for a washing machine and a fridge/freezer.

### Bedroom One 10' 7" x 9' 6" (3.23m x 2.90m)

Good sized room with double mirrored wardrobes, storage cupboard which houses the gas combi boiler. Front aspect window.

### Bedroom Two 9' 0" x 6' 4" (2.74m x 1.93m)

Single size which would also make a multi-functional room as a study/office.

### Bathroom

The bathroom is fitted with a panel bath, an electric shower, a pedestal wash hand basin, and a wc. The frosted window ensures privacy while allowing natural light to fill the room.

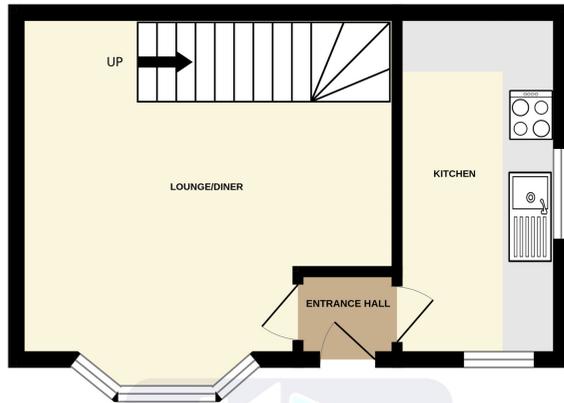
### Outside

To the front of the property is a garden laid to lawn with shrubs and mature tree, outside tap and parking spaces for two cars. To the side of the property is a shed.

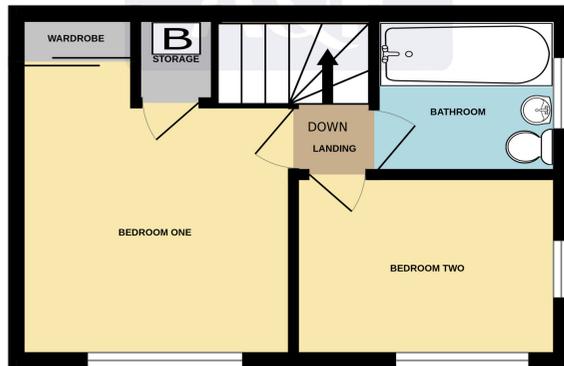


# Floorplan

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Material Information

### Utilities Services:

Mains Water, Gas, Electricity & Drainage are Connected

### Flood Risk:

<https://flood-map-for-planning.service.gov.uk/>

### Broadband & Mobile Signal:

For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use-

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### Planning Applications:

[https://sdc.somerset.gov.uk/planning\\_online](https://sdc.somerset.gov.uk/planning_online)

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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