

Guide Price
£225,000
Freehold





Linley Close, Bridgwater, Somerset TA6 4HL



Features

- Recently Redecorated Throughout
- Newly Fitted Carpets
- Modern fitted kitchen
- No Onward Chain
- Gas Central Heating
- Dining Area With Patio Doors To Garden
- New Bathroom Suite With Shower
- Three Bedrooms, Including Single Bedroom/Study
- Garden With Extension Potential STPP
- Parking for 2 cars on the driveway

Summary of Property

Situated on a quiet no through road, this well presented home offers an excellent opportunity for first time buyers, investors, or anyone seeking a property that is ready to move straight into. With parking for 2 cars on the driveway. Recently redecorated throughout, the property has been refreshed in neutral tones, creating a bright and welcoming feel, while newly replaced carpets throughout add comfort and a sense of quality underfoot. The layout is both practical and appealing.

To the rear, a modern kitchen with dining space forms the heart of the home, providing a sociable area for everyday living. Patio doors open directly onto the garden, allowing natural light to flood the space and offering pleasant views of the outdoor area, making it ideal for entertaining or simply enjoying a quiet moment.

Upstairs, the property continues to impress with well proportioned rooms and a recently updated modern bathroom. Finished with contemporary fittings, sleek wall tiling and a clean design, the bathroom provides a fresh and stylish space suited to modern living.

The enclosed rear garden offers a manageable outdoor space with potential for further enhancement, while the position of the property on a no through road ensures a quieter setting with reduced passing traffic. Combining modern updates, a convenient layout and broad appeal. This home represents a fantastic opportunity for buyers looking to step onto the property ladder, expand a portfolio, or secure a comfortable and low maintenance home in a desirable location. This property has potential to extend to the side to increase the accommodation, subject to planning.

Room Descriptions

Entrance:

Open to the Lounge area and stairs to the first floor.

Lounge: 4.48m x 3.87m (14' 8" x 12' 8")

This spacious and well-presented lounge offers a bright and welcoming living area, finished in neutral tones throughout. A large front-facing window allows plenty of natural light, complemented by fitted curtains and a central ceiling light feature. The room benefits from comfortable carpet flooring, a radiator, and generous proportions providing ample space for a range of living furniture. A useful understairs storage area with built-in cupboards adds excellent practicality, while the open layout creates a versatile space ideal for both relaxing and entertaining.

Kitchen/ Dining area: 4.46m x 2.74m (14' 8" x 9' 0")

This bright and well-presented kitchen offers a modern, functional space ideal for everyday living. Finished with contemporary white wall and base units, the room is complemented by contrasting black worktops and a sleek black tiled splashback, creating a clean and stylish look. A black composite sink and it is positioned beneath the window, allowing plenty of natural light, while the neutral décor and light wood-effect flooring enhance the sense of space. This kitchen has room to host a tall fridge freezer. Dining space for a table and chairs with views to the rear garden via the patio doors.

Bathroom: 97m x 1.70m (6' 6" x 5' 7")

Newly fitted suite with chrome ladder radiator, sleek wall tiling and patterned flooring. The suite comprises a panelled bath with chrome mixer taps with an electric shower, a pedestal wash hand basin, a low-level WC. A frosted window provides natural light while maintaining privacy, and the room is completed with a wall-mounted mirror. Well presented and low maintenance, this bathroom offers a smart, fresh space ideal for everyday use.

Bedroom One: 3.53m x 2.40m (11' 7" x 7' 10")

This well-proportioned bedroom offers a bright and comfortable space, finished in neutral décor throughout. The room benefits from a window providing natural light, a radiator for added comfort, and fitted carpet underfoot. With ample wall space for furniture and storage.

Bedroom Two: 2.74m x 2.40m (9' 0" x 7' 10")

This well-presented second bedroom offers a comfortable and versatile space. A rear aspect window provides natural light, complemented by fitted curtains and a radiator beneath. The room benefits from carpeted flooring and offers ample space for bedroom furniture, making it ideal as a guest room, child's bedroom, or home office.

Bedroom Three: 2.33m x 1.97m (7' 8" x 6' 6")

Bedroom three is a single room compact yet functional room finished suitable as a nursery or home office, with a neutral décor and fitted carpet. A window provides natural light, which creates a bright and practical space. Ideal for use as a child's bedroom, nursery, dressing room or home office. This versatile room adds flexibility to the overall accommodation. In addition there is a handy storage cupboard

Garden:

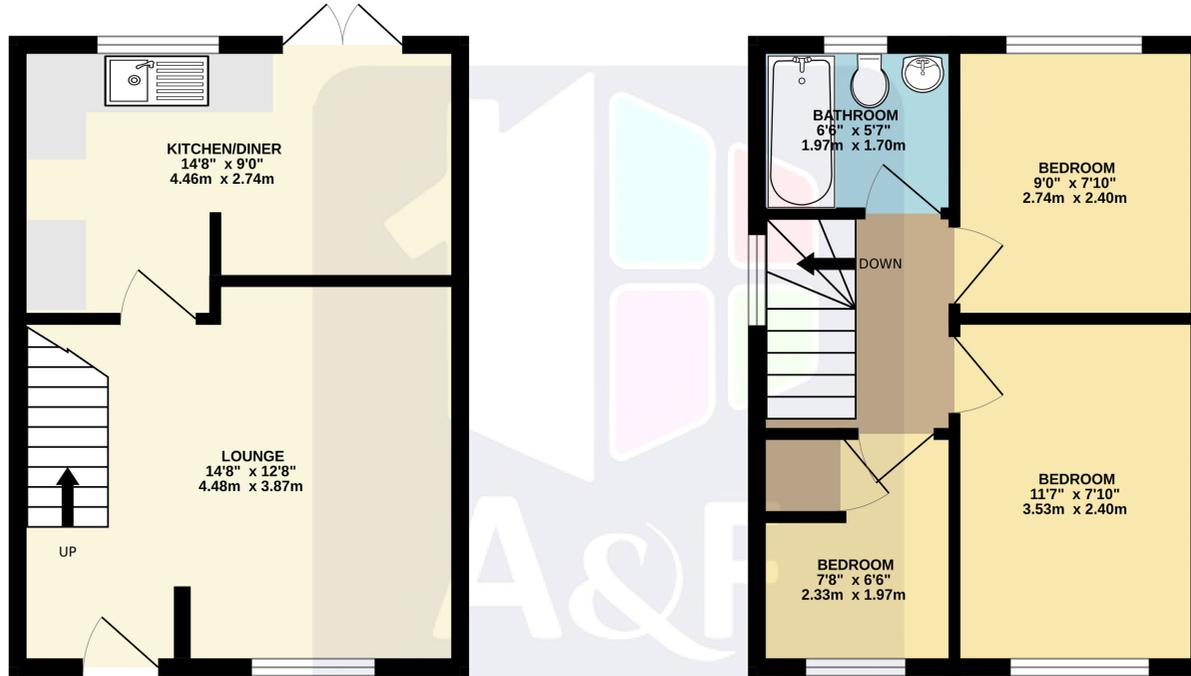
The property benefits from a well-maintained, enclosed rear garden. predominantly laid to lawn and ideal for outdoor entertaining. The garden is fully fenced, offering a good privacy, and includes a paved patio area suitable for seating. A useful timber garden shed provides additional storage, while established shrubs add interest and structure. To the side of the property there is potential to extend subject to the usual planning.



Floorplan

GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.

1ST FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.5 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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Building Safety

Non Reported

Mobile Signal

Ofcom shows predicted mobile coverage, nPerf shows real-world signal strength.

Construction Type

Standard Construction

Existing Planning Permission

Non Reported

Council Tax: Band B

Council Tax: Rate 2073.98

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: ADSL.

Accessibility Types: None.

Flooding Sources:

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

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