

Guide Price
£359,950
Freehold





Wigeon Road, Bridgwater, Somerset TA6 6YP



Features

- Detached four-bedroom property
- Immaculate condition
- Open-plan kitchen and dining
- French doors to garden
- Utility room
- All double bedrooms, two with en-suites
- Garage and private parking
- Commuter links

Summary of Property

For sale is a detached, four-bedroom property in immaculate condition, offering an ideal dwelling for families or couples. The house features an open-plan kitchen and dining area, well-lit with natural light and equipped with a kitchen island, white gloss cabinets, and sufficient space for a dishwasher and fridge/freezer. The dining area is complemented by French doors, opening onto a charming garden, enhancing the connection between indoor and outdoor living spaces.

The ground floor is completed by a front-aspect reception room, spacious and filled with light, making it an ideal space for relaxing or entertaining. In addition, there is a utility room that houses the boiler and provides space for a washing machine, tumble dryer. There is also a cloakroom and understairs storage.

The first floor comprises three spacious double bedrooms, one with an en-suite. The master bedroom is particularly impressive on the top floor, offering generous built-in storage and an abundance of natural light. The main family bathroom is well-appointed with a panel bath, pedestal wash hand basin, low-level WC, and an extractor fan.

This property also benefits from a garage, private parking, fully enclosed rear garden. With an EPC rating of B and falling within council tax band D, this property is not only attractive but also energy-efficient and reasonably taxed.

The location of the property adds value, with its close proximity to public transport, excellent commuter links, green spaces, walking and cycling routes, and a strong local community. This modern, three-story home is the epitome of comfortable, stylish family living.

Council Tax Band D - £2,402.39 for 2024/25.

Room Descriptions

Accommodation

Entrance Hall

On entering there are doors to the lounge, kitchen/dining area, cloakroom and understairs storage cupboard. There are stairs to the 1st floor with a side aspect window giving plenty of natural light.

Living Room: 3.94m x 3.72m (12' 11" x 12' 2")

Front aspect window which gives plenty of natural light to the spacious living room.

Kitchen/ Dining Room: 5.51m x 2.84m (18' 1" x 9' 4")

Within the kitchen area there are a good range of white gloss wall, base units and drawers. A one and a half sink and drainer, space for a dish washer and fridge/freezer and an island which can be utilized as a breakfast bar. The dining area will accommodate a six seater table and chairs with double patio doors onto the garden.

Utility Room

Space for a washing machine and tumbler dryer, base units, worktop and the boiler is also housed here. There is also a side door giving additional access to the garden.

Cloakroom

Comprises a pedestal wash hand basin and low level wc.

Bedroom 2: 3.94m x 3.25m (12' 11" x 10' 8")

A spacious size with a front aspect window and door into the en-suite.

En-suite 2

Comprising a walk-in shower, pedestal wash hand basin, low level wc and a front aspect window.

Bedroom 3: 2.9m x 2.9m (9' 6" x 9' 6")

A good double size with a rear aspect window.

Bedroom 4: 2.9m x 2.53m (9' 6" x 8' 4")

Again a good double size with a rear aspect window.

Family Bathroom

Comprises a panel bath, pedestal wash hand basin, low level wc and a side aspect window.

Bedroom 1: 4.78m x 3.46m (15' 8" x 11' 4")

The master bedroom is situated on the 2nd floor and is a generous size with a storage cupboard, there is a rear aspect window and Velux window. With a door into the en-suite.

En-suite 1

Comprising a walk-in shower, pedestal wash hand basin, low level wc and a rear aspect Velux window.

Rear Garden

Fully enclosed and mainly laid to lawn, there are some flower beds, small trees and shrubs. There is an area laid to slabs which is ideal for Alfresco dining, there is also a side access gate to the front.

Front Garden

Two small areas laid to lawn either side of the path to the front door, there is also an area with an array of shrubs.

Location

The town of Bridgwater boasts a variety of independent shops and well-known high street stores, along with numerous food outlets, a Post Office, a cinema, and a diverse selection of pubs and restaurants.

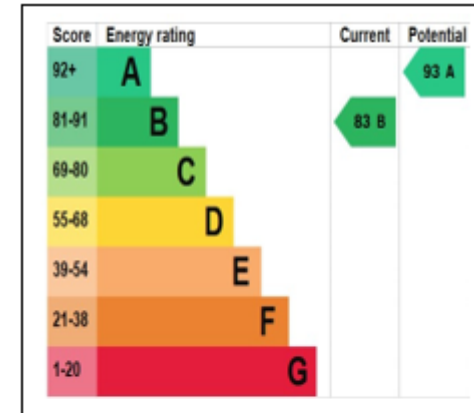
Conveniently located between Junctions 23 and 24 of the M5, Bridgwater is an ideal spot for commuters. Additionally, Bridgwater train station is less than a mile away, offering access to the main Bristol to Exeter line, connecting you to the South West and beyond.



Floorplan



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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Local Authority Somerset (Sedgemoor)	Council Tax Band Annual Price: £2,402.39	D
Conservation Area	Flood Risk	No Risk
Floor Area 1,205 ft ² / 112 m ²	Plot Size 0.06 acres (2 Plots)	
Mobile Coverage	Broadband	
EE ●	Basic 14 Mbps	
Vodafone ●	Superfast 34 Mbps	
Three ●	Ultrafast 500 Mbps	
O2 ●		
Satellite / Fibre TV Availability		
BT ✓		
Sky ✓		
Virgin ✓		