

£234,950  
Freehold





120 Moorland Road, Bridgwater, Somerset TA6 4JT



## Features

- Convenient and comfortable lifestyle
- Nearby schools and local amenities
- Close to public transport links
- Well-maintained garden
- Garage and parking facilities
- Stylish bathroom with tiled walls
- Bright reception room with garden view
- No onward chain
- Well presented throughout
- Three bedroom semi-detached property

## Summary of Property

This semi-detached family home in a sought-after location boasts three bedrooms, a bright reception room with garden view, modern kitchen with essential amenities, stylish bathroom, garage, parking facilities, and well-maintained garden, providing a convenient and comfortable lifestyle for families and couples alike.

Nestled in a sought-after location, this neutrally decorated semi-detached property is a perfect family home. Boasting three bedrooms, including a spacious double bedroom with open wardrobe space, this residence offers comfortable living spaces for families and couples alike. The property features a bright reception room with a garden view and access to a well-maintained garden through large sliding doors, ideal for relaxing or entertaining guests.

The kitchen has space for a washing machine and cooker, along with ample storage provided by wall units, base units, and drawers. Additionally, the kitchen includes a cupboard housing the boiler, a sink with a drainer, and space for a fridge/freezer, catering to the needs of busy households.

Completing the accommodation is a stylish bathroom featuring tiled walls and flooring, a panel bath with a shower over it, a pedestal wash hand basin, and a WC. The property also benefits from a garage, parking facilities, and a garden, providing outdoor space for recreational activities or enjoying the fresh air.

Situated close to public transport links, nearby schools, local amenities, parks, and a vibrant community, this property offers a convenient and comfortable lifestyle for its residents.

EPC: C

Council Tax Band: B - Charges for 2024/25 £1,868.53

## Room Descriptions

### Entrance Hall 10' 6" x 6' 4" (3.20m x 1.93m)

Stairs rising to first floor, built-in storage cupboard, high level cupboard housing electric fuse board with doors to the kitchen and lounge/diner.

### Lounge/Diner 16' 8" x 11' 9" (5.08m x 3.58m)

Sliding door to the rear garden.

### Kitchen/Breakfast Room 10' 9" x 10' 6" (3.27m x 3.20m)

Range of wall, base units and drawers, space for a stand alone cooker, washing machine and fridge/freezer. Sink and drainer with a front aspect window. Airing cupboard.

### First Floor Landing

Doors to three bedrooms and bathroom, hatch to loft.

### Bedroom One 11' 8" x 10' 7" (3.55m x 3.22m)

Good size which would accommodate a double bed and accompanying furniture. Open storage space and a rear aspect window.

### Bedroom Two 9' 2" x 7' 7" (2.79m x 2.31m) (excluding doorway)

Another double with a front aspect window.

### Bedroom Three 11' 9" x 5' 9" (3.58m x 1.75m)

Single size with a side aspect window.

### Bathroom 8' 0" x 5' 8" (2.44m x 1.73m)

Panel both with electric shower over, pedestal wash hand basin and w/c. Tiled floor to ceiling with a frosted front aspect window.

### Front Garden

Off road parking for two cars with access to the garage via an up and over door and single door. Also, an area laid to chippings. The garage also has a door to access the garden with power and light.

### Rear Garden

A well maintained garden which has been split into useable sections which consists of: chippings, lawn, vegetable patch containing remaining strawberries and raspberries. There is also a greenhouse and wooden garden shed.

### How to get there

Proceed out of Bridgwater along the A372 Westonzoyland Road and on passing the Co-Operative supermarket on the left hand side take the next available turning on the left into Parkway. Once into Parkway take the first right hand turning entering the other side of the dual carriageway and then proceed immediately left into Moorland Road. Once in Moorland Road the subject property will be identified on the right hand side by our 'For Sale' board.



# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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**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)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		