



gth



HAWKRIDGE ROAD, BRIDGWATER, BRIDGWATER



# 19 Hawkridge Road, Bridgwater, Somerset, TA6 7NE

*Bridgwater 2 miles; Taunton 13 miles; Bristol 39 miles*

A beautifully refurbished detached bungalow situated on a good sized plot with garage and ample parking. Desirable location on the west side of town. No onward chain.

Freehold Guide Price £375,000

## DESCRIPTION

A delightful detached bungalow situated in a popular and convenient location on the west side of town. The property has undergone extensive renovations this year and is now offered for sale in excellent order inside and out and is available with no onward chain. Briefly, the list of works undertaken include; newly installed gas central heating system with combi boiler, rewire, newly fitted kitchen and bathroom, replacement double glazed windows and doors, along with new internal doors, skirting boards and engineered oak effect flooring.

The spacious and beautifully presented accommodation is arranged over one floor as follows; an entrance door opens into the hallway with two



useful storage/coats cupboards and doors leading to all rooms. The lounge is a well-proportioned double aspect room with a large window overlooking the front garden. The kitchen/diner is fitted with a stunning range of quality self-closing wall, base, drawer units and display cabinet, granite effect worktops over and integrated appliances including; fridge/freezer, oven, induction hob, dishwasher and washing machine. French doors open out to the rear garden. There are three double bedrooms and a newly fitted modern bathroom suite with thermostatic shower over the bath and sink with vanity cupboard under.

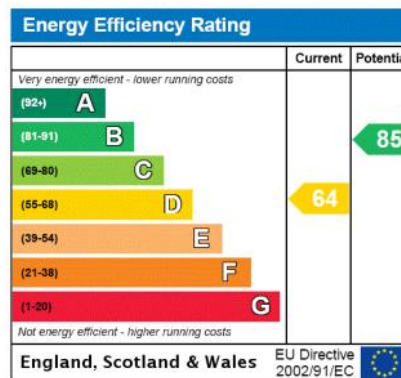
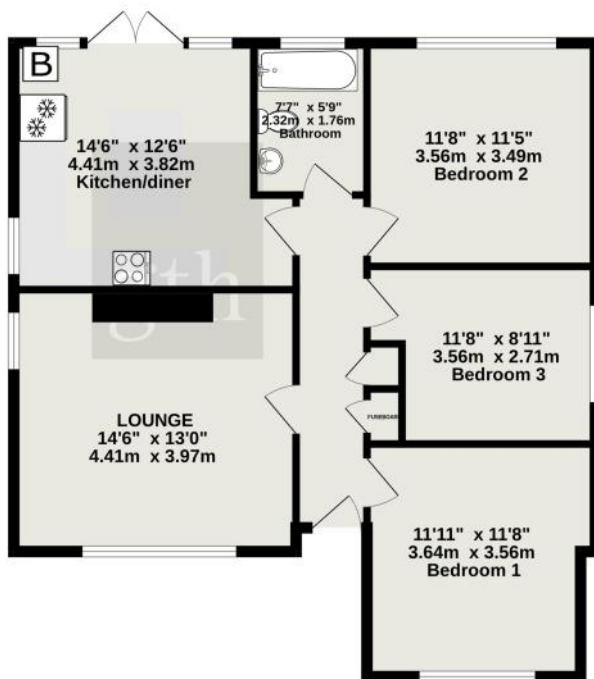
Outside, the garden is particular feature of the property being predominantly laid to lawn with a patio extending across the rear of the bungalow and offering a perfect space for outside entertaining. The rear garden is a good size, enclosed with new panel fencing and offering a good degree of privacy. A side gives access to the single garage with up and over door, power and light. A recently laid driveway offers ample

parking for several vehicles. The garden to the front is laid to lawn and bordered by low brick walling and wrought iron gates.

An early viewing is essential to fully appreciate this attractive bungalow.

## SITUATION

The property is situated on the west side of Bridgwater, approximately 1.3 miles from the town centre and within the catchment area of preferred schools. Bridgwater offers a range of shopping and leisure facilities, and a wider range of amenities can be found at Taunton which is approximately 11 miles distant. For the commuter there is easy access to the M5 motorway at junctions 23 and 24 and a mainline train station is approximately 1.5 miles distant. Airports can be located at Exeter and Bristol, approximately 40 and 26 miles respectively.



## IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

## DIRECTIONS

From our office in the High Street continue along to the roundabout at Penel Orlieu. Continue straight ahead, taking the right lane and turning right at the traffic lights onto North Street. Follow the road as it becomes Wembdon Road and then onto Quantock Road. Take the turning on your left into Danesboro Road and immediately right into Alfoxton Road. Follow the road to the end and turn onto Hawkrigde road. The property will be found on your left hand side, identified by a 'For Sale' board.

## WHAT3WORDS

lots.photos.cork

## SERVICES

Mains electric, gas, water and drainage. Gas fired central heating.

## BROADBAND

Highest Upload Speed: 18Mbps

Highest Download Speed: 74Mbps

## LOCAL AUTHORITY

Somerset Council, Tax Band - TBC

**GREENSLADE TAYLOR HUNT**  
www.gth.net





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## Viewing

Strictly by appointment with the agents

Greenslade Taylor Hunt.

31-33 High Street, Bridgwater

Somerset, TA6 3BG

Email: [residential.bridgwater@gth.net](mailto:residential.bridgwater@gth.net)

Tel: 01278 425555 | Ref: BRI240200

