

# Loxleigh Avenue

Bridgwater

# £245,000

Ref: 33280483

Bridgwater

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1 Friar Lawn, Bridgwater, Somerset, TA6 3LL

Taunton

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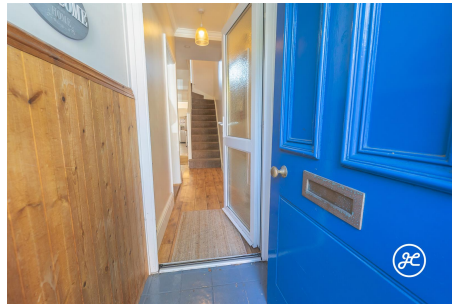
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2 The Crescent, Taunton, Somerset, TA1 4EA



JOSEPH  
CASSON  
estate agency

# Gallery



# Property Description

## **Location:** Bridgwater

Located within a popular tree-lined avenue to the East of Bridgwater's town centre, is this impressive three double bedroom period property benefiting from two independent reception rooms, an open-plan kitchen/dining/living room, first floor bathroom, and two parking spaces (and the option of a third under a carport).

An internal viewing is highly recommended of this exceptional family home.

**ACCOMMODATION** - This double glazed, gas centrally heated accommodation briefly comprises: an entrance vestibule, hallway, two separate reception rooms, open-plan kitchen/dining/living room, utility room and cloakroom to the ground floor. Accessed off the split-level landing are two double bedrooms and a superb, fitted bathroom with corner bath and double shower enclosure. Accessed via a turning staircase is a further double bedroom in the loft space. Externally, there is an enclosed front garden, low maintenance rear garden with carport and brick built shed. To the rear is two parking spaces on own hardstanding.

**LOCATION** - Positioned a short distance to the East of Bridgwater town centre, this tree-lined avenue is ideally situated with several local amenities including a Co-operative supermarket, fish and chip shop and pharmacy. This area also offers excellent access to Bridgwater town centre, A39 and M5.

Bridgwater offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link. A short distance to the West is the Quantock Hills, an area of outstanding natural beauty.

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# Additional Info

For Sale	Beds: 3	Baths: 1
Type: House	Floor Area : 1486 sqft	Substantial Period Property
Three Double Bedrooms	First Floor Bathroom with Large Shower Enclosure	Two Independent Reception Rooms
Large Open-Plan Kitchen/Dining/Living Room	Ground Floor Utility Room & Cloakroom	Enclosed Low Maintenance Rear Garden
Hardstanding	Carport & Brick Built Shed	UPVC Double Glazing & Gas Central Heating
EPC Rating: D	Character Features	Open-Plan Kitchens

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# FloorPlans

