



22 Charlton Close
Bridgwater, Somerset, TA6 4HY

Brightest move

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£215,000



Brightestmove are delighted to offer for sale this terraced house which is situated in a cul-de-sac position just off Parkway on the Eastern outskirts of Bridgwater.

This three bedroom home has been extensively improved over the years and is well presented throughout.

The double glazed and centrally heated accommodation briefly comprises entrance hallway, living room, fitted kitchen, conservatory and lobby to the ground floor with three bedrooms and bathroom upstairs. There was previously a WC in the lobby which could be reinstated as the plumbing is still intact

Externally there is off street parking to the front for two vehicles and a landscaped low maintenance garden to the rear.

Charlton Close is conveniently situated within half a mile of the local shops including convenience store and takeaways with a wider range of amenities in the town centre of Bridgwater.



Bridgwater is an emerging town situated in the heart of the borough of Sedgemoor and within 11 miles of Taunton and 38 miles of Bristol. The town which is famed for its annual carnival is a thriving place with many new jobs being created in recent years. For more information or an appointment to view please contact the vendors sole agents.

SERVICES: Mains gas, electricity, water and drainage HEATING: Gas fired central heating system

TENURE: Freehold COUNCIL TAX BAND: A



Living Room 18' 04" x 13' 08" narrowing to 10' 05" (5.59m x 4.17m)

Conservatory 18' 06" x 9' 09" (5.64m x 2.97m)

Kitchen/Diner 18' 06" x 9' 09" (5.64m x 2.97m)

Bedroom One 12' 06" x 9' 08" (3.81m x 2.95m)

Bedroom Two 10' 06" x 9' 0" (3.2m x 2.74m)

Bedroom Three 9' 0" x 7' 09" (2.74m x 2.36m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 90 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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