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Established 1878

# Tamlyns



Ludlow Close, Bridgwater  
£149,950



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**Description** An end of terrace house situated within a cul-de-sac off Bridgwater's Taunton Road. This beautifully presented house has seen the benefit of a number of upgrades and improvements over the recent years; these include replacement external double glazed doors and windows, a central heating system, a replacement kitchen, bathroom, floor coverings, internal doors and redecoration. The accommodation is arranged over two floors comprising an entrance hall, sitting room, dining room and kitchen on the ground floor. On the first floor, the landing provides access to three bedrooms and a bathroom/w/c. Outside, the property benefits from off road parking for two cars at the front and an attractive, well-maintained main garden, with a second area of garden, at the rear.

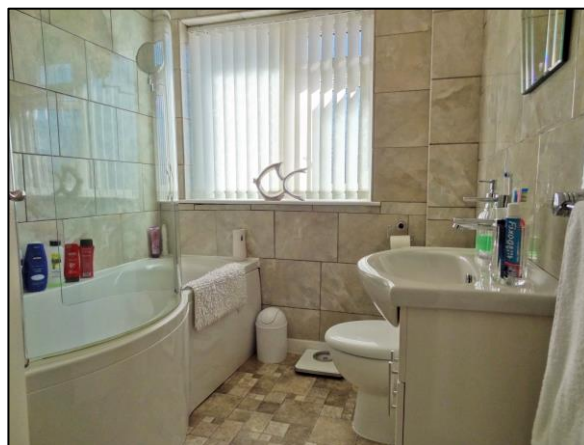
**Directions** Head south along Taunton Road, turning right into Wills Road and then right again into Regent Way. Turn right into Ringwood Road and then left into Chepstow Avenue. Ludlow Close is the second turning on the right, the property identified by our For Sale sign.

**Entrance Hall** Obscured and patterned double glazed door and window to front. Double glazed window to side. Radiator. Stairs to first floor. Oak effect laminate floor covering. Part-glazed door to

**Sitting Room 13' 11" x 12' 8" (4.24m x 3.86m)** Ceiling coving. Vertical radiator. Door to under stairs storage cupboard (housing RCD board). Light wood effect laminate floor covering. Two sky points. Television point. Telephone point. Double glazed window to front. Opening to

**Dining Room 9' 0" x 8' 0" (2.74m x 2.44m)** Ceiling coving. Light wood effect laminate floor covering. Double glazed double doors to rear. Opening to

**Kitchen 8' 9" x 7' 4" (2.66m x 2.23m) measurements including units** Refitted with matching wall and base units. Solid wood effect roll edge work surfaces with inset stainless steel one and a quarter bowl sink with single drainer and mixer tap. Inset four ring gas hob with stainless steel and glass extractor hood over. Built-in oven under. Space for fridge freezer. Space and plumbing for washing machine. Space and plumbing for slimline dishwasher. Part tiled walls. Slate effect vinyl tile flooring. Double glazed window to rear.





**Landing** Loft access. Doors to

**Bedroom One 12' 9" x 9' 2" (3.88m x 2.79m)** Radiator. Double glazed window to rear.

**Bedroom Two 10' 4" x 9' 3" (3.15m x 2.82m)** Radiator. Double glazed window to front.

**Bedroom Three 7' 1" x 6' 5" (2.16m x 1.95m) max** Built-in wardrobe including stairs bulkhead. Radiator. Double glazed window to front.

**Bathroom/w/c** Fitted with three piece suite comprising: p-shaped panelled bath with shower unit over. Pedestal wash hand basin. Low level w/c. Marble effect tiled walls. Limestone effect vinyl flooring. Built-in storage cupboard (housing central heating boiler and shelving). Obscured double glazed window to rear.

**Outside** Gravelled off road parking area to front providing parking for two cars. Walkway to side of house with timber gates providing access to both areas of rear garden. Rear garden laid to a mixture of timber decking, paved patio, lawn and decorative flower beds. Lawned area enclosed by picket fencing with gate. External store. Various plants and shrubs. External lighting and water supply. Garden enclosed by timber fence panels. Second area of garden at rear with tree (protected). Right of way through for neighbouring property. Enclosed by timber fence panels.

**Tenure** Freehold

**EPC Rating** C

**Council Tax Band** B

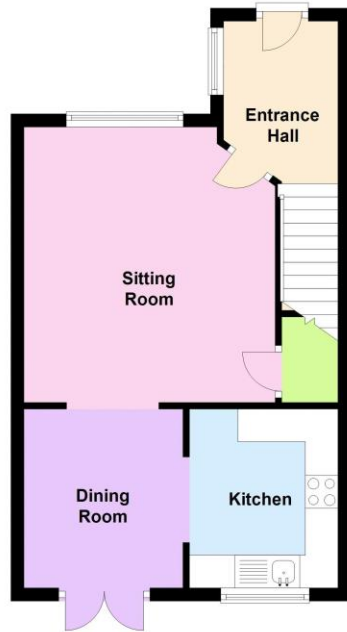
**Services** Electricity, gas, water, drainage, telephone, satellite, broadband.



These particulars, including floor plans, are issued as a guide only and although every care is taken their accuracy is not guaranteed and shall not be deemed to form part of any contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from a Solicitor or Surveyor.

### Ground Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



### First Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



Total area: approx. 70.8 sq. metres (761.6 sq. feet)



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