



14 Limousin Way, Stockmoor, Bridgwater TA6 6GR

£234,950

GIBBINS RICHARDS 
Making home moves happen

A spacious three bedroom "wedge" design property, situated in a convenient location within 'Stockmoor' village. This spacious modern family home is ideally located within easy access to local shops. The accommodation is well presented throughout, fully double glazed and warmed by mains gas fired central heating. The ground floor living space is open plan, comprises; sitting area, dining area and modern kitchen. There is also a separate WC. To the first floor a landing leads to three good size bedrooms (master with en-suite shower room) and family bathroom. Externally there is a garage, off road parking and enclosed low maintenance garden to the rear.

Tenure: Freehold / Energy Rating: B / Council Tax Band: C

The property is ideally located for those looking to commute with easy access to the M5 motorway at Junction 24. Bridgwater town itself offers an excellent range of shopping, leisure and financial amenities as well as a mainline intercity railway station.

FULL UPVC DOUBLE GLAZING
GAS FIRED CENTRAL HEATING
GARAGE / OFF ROAD PARKING
ENCLOSED GARDEN
THREE FIRST FLOOR BEDROOMS
WELL PRESENTED / LOW MAINTENANCE HOME
WALKING DISTANCE TO LOCAL SHOPS
EASY M5 ACCESS
SOLAR PANELS





Kitchen/Dining Area
(Open Plan)

18' 0" x 16' 7" (5.48m x 5.05m) (max) Front aspect window. Central breakfast bar area with ample space for dining table and chairs beyond. Modern kitchen with wall mounted 'Glow worm' boiler providing main central heating and domestic hot water. Integrated oven and four ring gas hob with extractor fan and light over. Sliding doors to rear garden.

Cloakroom
Sitting Area (Open Plan)

Low level WC and wash hand basin.
17' 10" x 10' 0" (5.43m x 3.05m) Sliding doors to rear garden. Front aspect window.

First Floor Galleried Landing

9' 2" x 8' 10" (2.79m x 2.69m) (max) (irregular shape) Doors to three bedrooms and bathroom. Window to rear. Hatch to loft.

Bedroom 1

11' 9" x 11' 3" (3.58m x 3.43m) (max) (irregular shape) Two front aspect windows. Range of built-in wardrobes with mirror fronted sliding doors. Door to: 6' 5" x 7' 4" (1.95m x 2.23m) (max) (into shower recess) White three piece matching suite.

Bedroom 2

9' 8" x 9' 0" (2.94m x 2.74m) (excluding walkway) Front aspect window.

Bedroom 3

8' 7" x 6' 8" (2.61m x 2.03m) Rear aspect window. 6' 9" x 5' 6" (2.06m x 1.68m) Obscure front aspect window. White three piece matching suite.

Family Bathroom

Outside

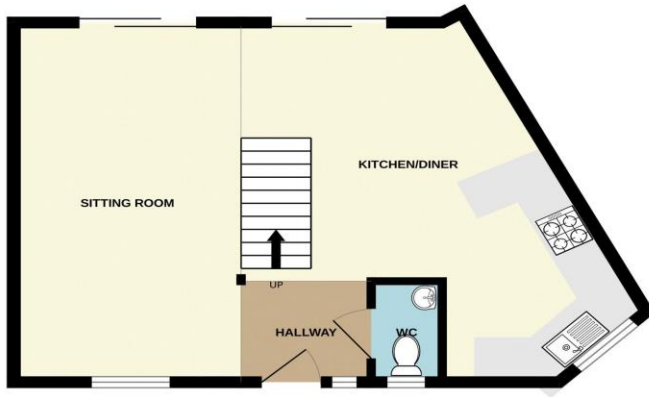
The rear garden measures approximately - 18' (5.48m) in depth and is fully enclosed by timber fencing and laid to concrete paved patio for ease of maintenance. Additional side section providing useful storage space. Timber pedestrian gate to front.

AGENTS NOTE

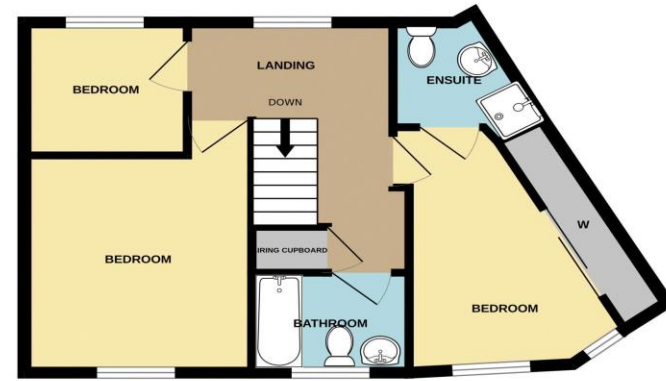
We have been informed that the solar panels are owned, and further information can be sought via your legal representative.



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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