

Loxleigh Avenue
Bridgwater
TA6 5BH



JOSEPH CASSON

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£250,000

- Superb Semi-Detached Property
- Three Bedrooms
- First Floor Bathroom
- Lounge/Diner
- Kitchen/Breakfast Room
- Converted Garage - Office & WC
- Enclosed Rear Garden
- Parking For A Number Of Vehicles
- Gas Central Heating & Double Glazing
- EPC Rating: E

NO ONWARD CHAIN. Nestled on a sought-after street just east of Bridgwater's town centre, this stunning three-bedroom semi-detached home has been given a fresh makeover. With a spacious open-plan lounge and dining area, a kitchen/breakfast room, ample parking space, and a low-maintenance rear garden complete with an artificial lawn and seating area, this property has it all. The garage has been cleverly converted into a convenient home office with a cloakroom (WC), offering endless possibilities for its use. Plus, with no onward chain, this gem won't be on the market for long.

ACCOMMODATION

Recently redecorated to provide a blank canvas for a new owner, this spacious semi-detached property briefly comprises: an entrance hallway with storage, an open-plan lounge/diner, and a kitchen/breakfast room to the ground floor. Upstairs, there are three bedrooms and a modern fitted bathroom. Outside, there is parking for several vehicles to the front aspect, and an enclosed rear garden with artificial turf and seating areas, a wooden shed, and side access. There is also a converted garage which now provides an office and cloakroom (WC).

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.





Council Tax Band
B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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