



18 Saviano Way, Bridgwater TA6 3SR

£225,000

GIBBINS RICHARDS   
Making home moves happen



A well presented three bedroom modern house located off the Northern Distributor Road. The property benefits from gas central heating, UPVC double glazing throughout and partitioned single garage. The accommodation comprises in brief; entrance hall, cloakroom, kitchen, sitting/dining room, three first floor bedrooms and family bathroom. Externally to the rear is a private enclosed garden and rear access to garage.

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

The property is located just north of Bridgwater's town centre. Bridgwater's town itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CONVERTED SINGLE GARAGE
- WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
- EASY ACCESS TO THE M5 MOTORWAY
- SCHOOLS WITHIN WALKING DISTANCE







Entrance Hallway  
Kitchen

Stairs to first floor.  
10' 6" x 8' 5" (3.20m x 2.56m) (irregular shape) Dual front aspect windows. Integrated electric oven and gas hob. Plumbing for washing machine.

Cloakroom

6' 2" x 3' 9" (1.88m x 1.14m) Front aspect obscure window. Equipped with a low level WC and wash hand basin.

Sitting/Dining Room

19' 2" x 17' 1" (5.84m x 5.20m) (max) (irregular shape) Front and rear aspect windows. French doors to rear garden. Understairs storage cupboard.

First Floor Landing

Doors to three bedrooms and bathroom. Hatch to loft. Storage cupboard.

Bedroom 1

14' 1" x 10' 3" (4.29m x 3.12m) Rear aspect window. Storage cupboard.

Bedroom 2

11' 9" x 7' 7" (3.58m x 2.31m) Front aspect window.

Bedroom 3

10' 1" x 10' 3" (3.07m x 3.12m) Dual front aspect windows.

Bathroom

6' 7" x 6' 4" (2.01m x 1.93m) Front aspect obscure window. Equipped in a matching suite comprising low level WC, wash hand basin and bath with overhead shower.

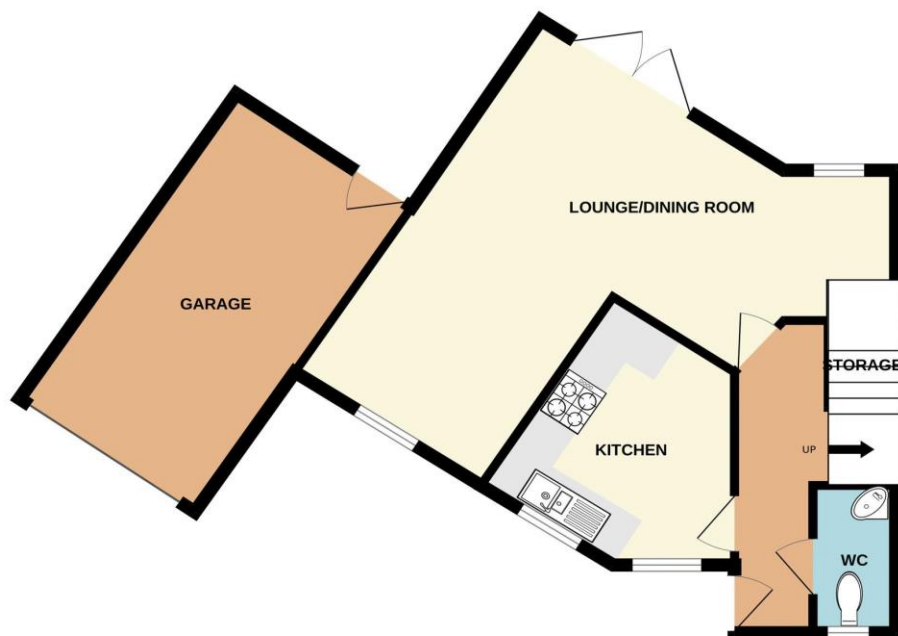
Garage  
(currently partitioned)

Front Section - 9' 8" x 8' 6" (2.94m x 2.59m) Power and lighting. Up and over garage door.  
Rear Section - 9' 0" x 7' 7" (2.74m x 2.31m) Door to garden.





GROUND FLOOR



1ST FLOOR



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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