



14 Rosevean Close  
Bridgwater , Somerset, TA6 4EU

**Brightest**move



# Brightest move

£270,000



Brightestmove are pleased to offer for sale this semi-detached house which is situated in a cul-de-sac position on the popular Polden Meadows development on the eastern outskirts of Bridgwater. Originally a three bedroom house most of the garage has been cleverly converted to create an extra bedroom. Alternatively, this room could also be used as a home office or playroom. The double glazed & centrally heated accommodation briefly comprises entrance hallway, living room, kitchen/diner, utility room / WC and bedroom four (converted garage) to the ground floor with three bedrooms and bathroom upstairs. Externally there is ample off street parking to the front as well as storage in the remainder of the garage. The enclosed garden to the rear retains a good degree of privacy.





Rosevean Close is conveniently situated within 500 metres of Bridgwater community hospital and approximately 1250 metres from the local shops which include a Tesco express convenience store.

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 central heating (Boiler last serviced 16/08/2024)

TENURE: Freehold COUNCIL TAX BAND: B



- Living Room** 14' 07" x 12' 01" (4.44m x 3.68m)
- Kitchen/Diner** 15' 10" x 13' 08" (4.83m x 4.17m)
- Utility room** 12' 01" x 8' 0" (including WC) (3.68m x 2.44m)
- Bedroom Four** 12' 04" x 7' 09" (3.76m x 2.36m)
- Bedroom One** 10' 06" x 8' 05" (excluding wardrobes) (3.2m x 2.57m)
- Bedroom Two** 9' 10" x 7' 07" (3m x 2.31m)
- Bedroom Three** 7' 04" x 6' 08" (2.24m x 2.03m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. CMH Southwest limited trading as Brightest Move and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of CMH Southwest limited trading as Brightest Move or the vendors. CMH Southwest limited trading as Brightest Move has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.