

Nataasha Howarth  
ESTATE AGENTS



**3 Alfoxton Road, Bridgwater, TA6 7NL**

**£299,950**

Natasha Howarth Estate Agents are delighted to offer to the market this spacious, well-presented, three bedroom semi-detached house which is situated in the desirable Westside of Bridgwater. The property is positioned on a very good-sized plot with views overlooking the park.

Number 3 has been extended to the ground floor which now provides a dining room and study area. A particular feature of this property is the large garden to the rear which is mainly laid to lawn and includes a patio area adjacent to the house.

The double glazed and centrally heated accommodation briefly comprises entrance hallway, living room, kitchen, cloakroom, dining room, and study area to the ground floor. Upstairs there are three good sized bedrooms and a family bathroom. The property has parking to the front on own driveway for two vehicles.

Alfoxton Road is ideally placed for the local primary and secondary schools and within quarter of a mile of the local convenience store with a wider range of amenities available in the town centre of Bridgwater. For an appointment to view please contact the vendors sole agent.

## ENTRANCE

Via front door with obscure light panes inset to:

## ENTRANCE HALLWAY

Stairs rising to first floor, wood effect flooring, radiator, cupboard, coving. Doors to-

## CLOAKROOM 6'42 x 2'66 (1.83m x 0.61m)

Double glazed obscure window to side aspect. Fitted with a two piece suite comprising vanity wash hand basin and WC. Wood effect flooring.

## LIVING ROOM 18'03 x 11'08 (5.56m x 3.56m)

Dual aspect double glazed windows. Feature fireplace with wooden surround. Wood effect flooring, radiator, coving.

## KITCHEN 11'7 x 11'1 (3.53m x 3.38m)

Dual aspect double glazed windows. Fitted with a range of matching wall, base and drawer units with roll top work surfaces over and one and a quarter bowl stainless steel sink and drainer unit inset. Space and point for cooker, space for fridge/ freezer, space and plumbing for washing machine, space for dishwasher. Tile effect flooring, tiled splash backs, storage cupboard. Opening to-

## DINING ROOM 14'6 x 10'00 (4.42m x 3.05m)

Double glazed window to rear aspect. Double glazed French doors to the garden, radiator, wood effect flooring, loft hatch. Door to-

## STUDY 6'37 x 3'46 (1.83m x 0.91m)

Double glazed door with obscure glass to front of property, wood effect flooring.

## LANDING

Double glazed window to front aspect, cupboard, coving, loft hatch housing combi boiler which was installed in 2017.

## BEDROOM ONE

Double glazed window to rear aspect. Fitted cupboard, radiator, coving.

## BEDROOM TWO

Double glazed window to rear aspect. Fitted cupboard, radiator, coving.

## BEDROOM THREE

Double glazed window to front aspect. Radiator, coving.

## BATHROOM

Obscure side aspect double glazed window. Fitted with a three piece white suite comprising panelled bath with mains shower over, wash hand basin and WC. Tiled walls, tiled floor, radiator.

## EXTERIOR

## PARKING

On own drive to front for two vehicles.

## FRONT GARDEN

Brick wall to front boundary. Predominantly laid to chippings with established shrub border. Steps and paved pathway to front door.

## REAR GARDEN

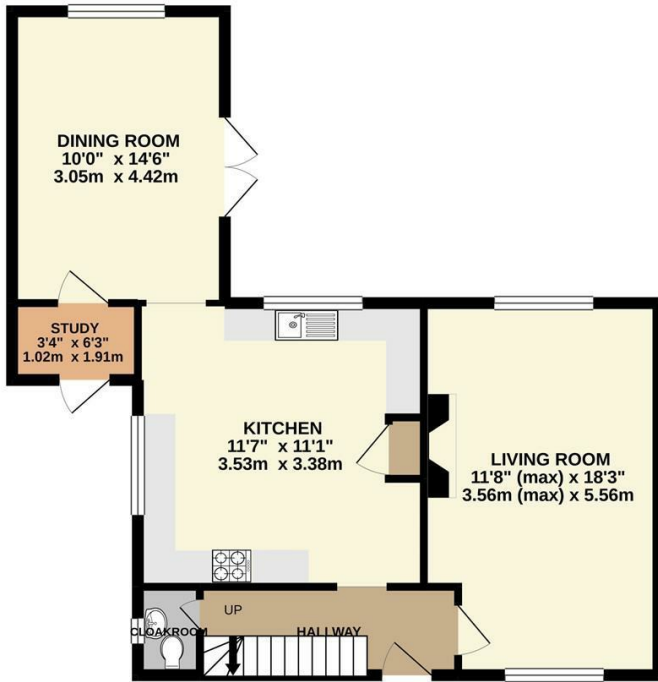
Enclosed with panel fencing. South facing garden with patio area adjacent to house with steps to lawn and established shrub beds and borders.

## TENURE

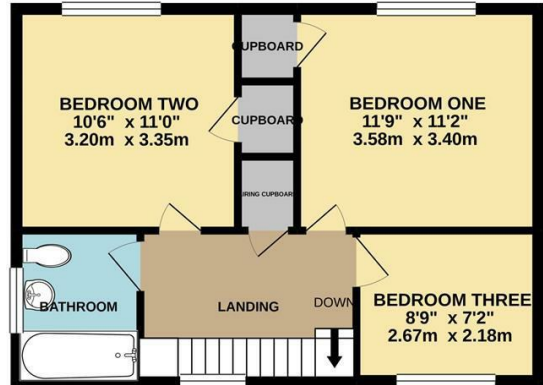
FREEHOLD

# Floor Plan

GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



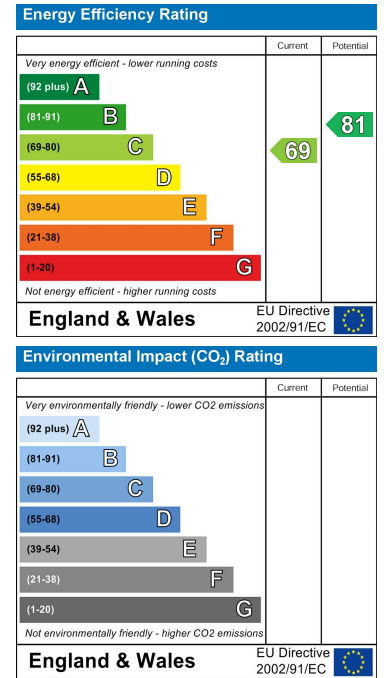
TOTAL FLOOR AREA : 1131 sq.ft. (105.1 sq.m.) approx.

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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# Area Map



# Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller.



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