

  
**Natasha Howarth**  
ESTATE AGENTS



**50 Hamp Green Rise, Bridgwater, TA6 6AY**

**£315,000**

Natasha Howarth Estate Agents are pleased to offer for sale this delightful and imposing 1950's detached residence situated in a select street on Bridgwater's south side.

The property is double glazed, warmed by mains gas fired central heating and well presented throughout. The accommodation briefly comprises entrance hallway, living/ dining room, kitchen/ breakfast room, WC and utility to the ground floor. Upstairs there are three bedrooms and a bathroom.

The front garden is predominantly block paved, providing parking for several vehicles and a garage.

The majority of the rear garden is laid to lawn with a raised paved patio area providing pleasant seating space. There is also a useful timber cabin with storage attached and power and light connected.

The property is ideally located with infants, primary and secondary schools, local shops, doctors surgery and pharmacy all within half a mile. The property is also less than a mile from the range of amenities available in the town centre of Bridgwater.

For more information or an appointment to view please contact the vendors sole agents.

## ENTRANCE

Open canopied entrance via obscure double glazed door and window combination unit to:-

## ENTRANCE HALLWAY

Stairs rising to the first floor. Under stairs cupboard, doors to:

## LOUNGE 15'6 x 12'11 (into bay) (4.72m x 3.94m (into bay))

Double glazed bay window to front aspect. Radiator, dado rail, coving. Archway to dining area.

## DINING ROOM 8'11 x 8'11 (2.72m x 2.72m)

Double glazed French doors and windows to the garden.

## KITCHEN/ BREAKFAST ROOM 15'7 x 8'11 (4.75m x 2.72m)

Double glazed window to rear aspect. Fitted with a range of wall and base units with roll edge work surfaces with one and a quarter stainless steel sink and drainer unit inset with mixer tap over. Integrated oven with four ring gas hob over. Space for a fridge/ freezer, space for a dishwasher. Tiled splashbacks, breakfast bar, radiator, tiled floor, coving, door to:

## WC

Fitted with a two piece suite comprising WC and wash hand basin. Tiled floor.

## LOBBY

Double glazed door to the garden. Radiator, tiled floor.

## UTILITY

Double glazed window to rear aspect. Fitted with wall, base and drawer units with work surface over and circular sink. Space and plumbing for a washing machine, space for a freezer. Wall mounted boiler. Wood effect flooring.

## LANDING

Double glazed window to side aspect. Coving, loft hatch, doors to:

## BEDROOM ONE 14'4 x 12'11 (into bay) (4.37m x 3.94m (into bay))

Double glazed bay window to front aspect. Radiator, coving.

## BEDROOM TWO 11'00 x 9'00 (3.35m x 2.74m)

Double glazed window to rear aspect. Built in cupboard. Radiator, coving.

## BEDROOM THREE 9'11 x 7'00 (3.02m x 2.13m)

Double glazed window to front aspect. Built in cupboard. Radiator, coving.

## BATHROOM

Double glazed obscure window to rear aspect. Fitted

with a white three piece suite comprising panel bath with shower over and glass shower screen, WC and pedestal wash hand basin, part tiled walls, heated towel rail.

## EXTERIOR

### PARKING

Dwarf brick wall to front with parking for multiple vehicles on block paved drive.

### GARAGE 16'2 x 8'7 (4.93m x 2.62m)

Up and over door to front.

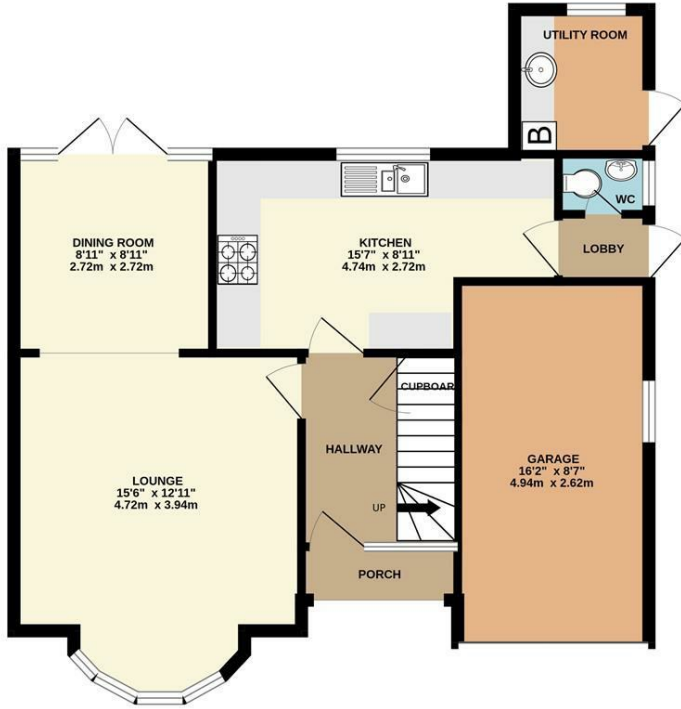
### GARDEN

Fully enclosed. Mainly laid to lawn with patio/ dining area adjacent to property. Side pedestrian gate leading to the front. Timber built summerhouse with storage area. Power and light connected.

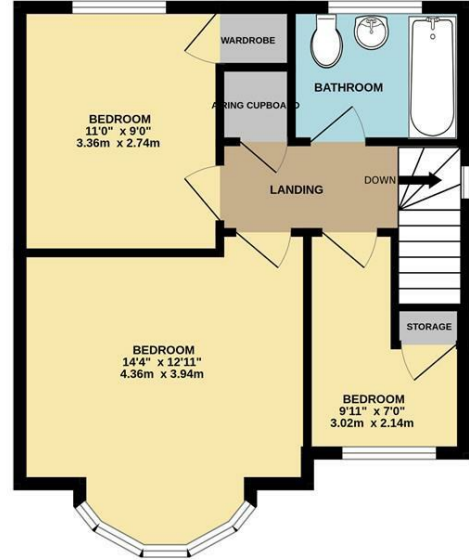


# Floor Plan

GROUND FLOOR



1ST FLOOR

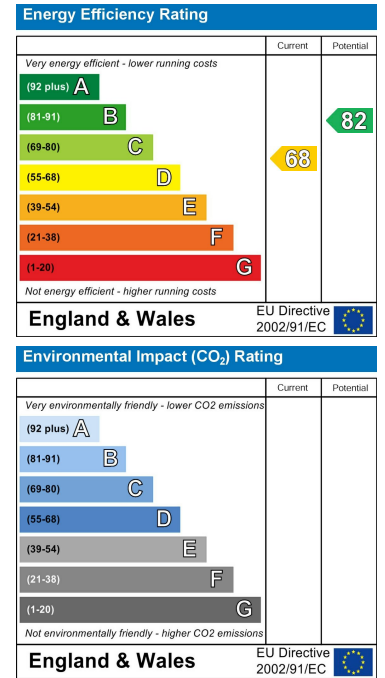


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## 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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