

  
**Natasha Howarth**  
ESTATE AGENTS



13 Hestercombe Close, Bridgwater, TA6 7NY

**£389,950**

Natasha Howarth Estate Agents would like to offer to the market this immaculately presented & extended two bedroom detached bungalow occupying a quiet position in a small cul-de-sac located in the highly regarded residential area of 'Durleigh'. The present vendors have made a number of improvements to the property including installing gas central heating, new windows and doors, electrical rewire, a fantastic conservatory, new flooring and decoration throughout. The bungalow has a good size rear garden which has recently been landscaped. The garden is low maintenance and private with a timber shed. 13 Hestercombe Close in brief comprises Entrance Hallway, Living/ dining room, Kitchen, two bedrooms and a wet room. The property benefits from parking for multiple vehicles and leads to a single garage. An internal inspection is essential to fully appreciate this beautiful bungalow.

For an appointment to view please contact the vendors sole agent.

## ENTRANCE

Via UPVC door and window combination unit.

## ENTRANCE HALLWAY

Storage cupboard, radiator, airing cupboard housing nearly new 'Worcester' boiler, loft hatch, doors to-

## BEDROOM ONE 14'13 x 13'06 (4.27m x 4.11m)

Double glazed window to front aspect, radiator.

## BEDROOM TWO 12'10 x 11'51 (3.91m x 3.35m)

Double glazed window to front aspect, radiator.

## LIVING ROOM 11'71 x 11'42 (3.35m x 3.35m)

Double glazed patio doors to conservatory, radiator.

## DINING ROOM 11'55 x 8'93 (3.35m x 2.44m)

Double glazed window to side aspect, radiator.

## CONSERVATORY

Domed skylight. Dual aspect double glazed windows with patio doors inset.

## KITCHEN 12'70 x 10'07 (3.66m x 3.23m)

Double glazed window to rear aspect. Fitted with a matching range of wall, base and drawer units with roll top work surfaces over and sink and drainer unit inset. Integrated dishwasher to remain, freestanding cooker with concealed extractor fan over to remain, tiled splashbacks. Washing machine to remain, space for fridge freezer. Larder cupboard with double glazed window to side aspect. Radiator, wood effect flooring. UPVC door to the garden.

## WET ROOM 8'36 x 5'41 (2.44m x 1.52m)

Obscure double glazed window to rear aspect. Fitted with a white three piece suite comprising walk in shower, W.C and vanity wash hand basin. Tiled walls and floor, heated towel rail.

## GARDEN

Recently landscaped. Fully enclosed via timber fencing and brick walling.

Large patio adjacent to the house leading onto shaped lawn side pedestrian access via timber gate. Large shingled area with timber shed and bench to remain.

## PARKING

On own driveway for multiple vehicles.

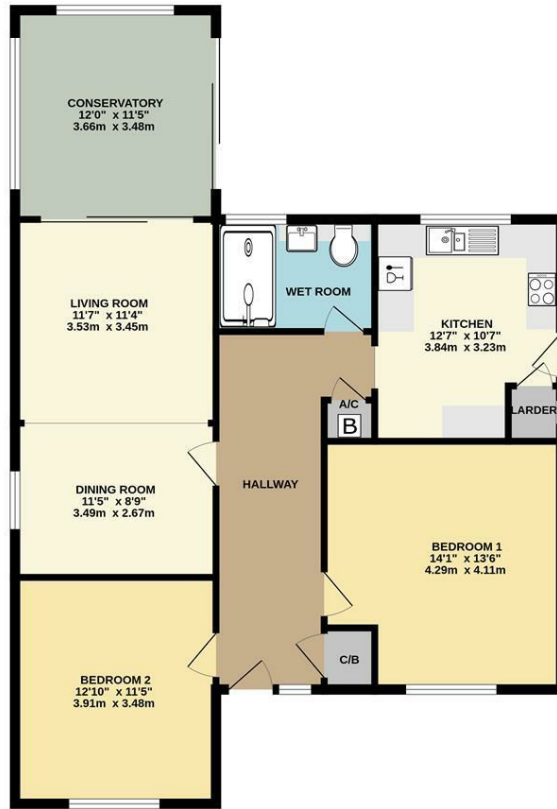
## GARAGE

Up and over door. Power and light connected. Window overlooking the garden.



# Floor Plan

## GROUND FLOOR

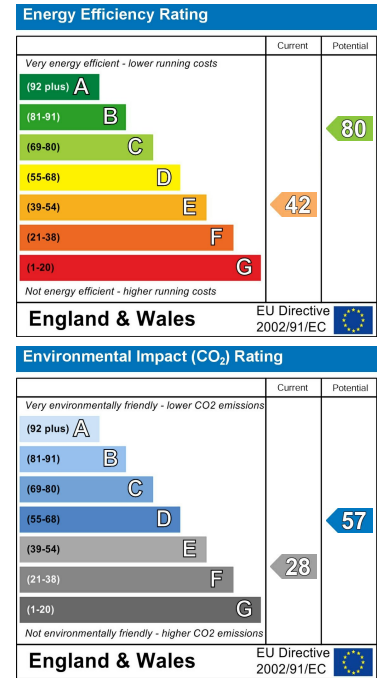


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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