

  
**Natasha Howarth**  
ESTATE AGENTS



**3 Cloverton Drive, Bridgwater, TA6 4HQ**

**£259,000**

Natasha Howarth Estate Agents are pleased to offer for sale this detached house which is situated just off Windsor Road on the Polden Meadows development on the eastern outskirts of Bridgwater.

This three bedroom home has the added advantage of an attached self-contained annexe which would ideally suit those looking to accommodate an elderly relative.

This double glazed and centrally heated house is in need of some general updating and is offered to the market with NO ONWARD CHAIN.

The accommodation briefly comprises entrance hall, cloakroom, living room, dining room and kitchen/breakfast room to the ground floor with three bedrooms and a shower room to the first floor.

The annexe which is accessed off the dining room comprises dressing room, bedroom and wet room.

The annexe extension has reduced the size of the rear garden but there is still a pleasant courtyard garden in addition to off street parking and a garage to the front.

The property is situated within close proximity to Bridgwater Community Hospital and the local shops which include a Tesco convenience store, takeaways, salon with a wider range of amenities available in the town centre of Bridgwater.

An internal inspection is highly recommended to fully appreciate this Property.

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

## ENTRANCE

Via open canopy porch and UPVC double glazed front door with obscure double glazed panes inset to:-

## ENTRANCE HALL

Cloaks storage, radiator, panelled door to cloakroom and obscure multi-paned glazed door to living room.

## CLOAKROOM

Obscure front aspect double glazed window. Fitted with a two piece suite comprising close coupled WC and wash hand basin, radiator.

## LIVING ROOM

Front aspect double glazed bay window, staircase to first floor, under stairs storage cupboard, folding doors with etched panes inset to:-

## DINING ROOM

Side aspect double glazed window, radiator, opening to kitchen and obscure glazed door to annexe via dressing room.

## KITCHEN

Rear aspect double glazed window. Fitted with a matching range of grey wall, base and drawer units with roll top work surfaces over and one and a quarter bowl stainless steel sink and drainer unit inset. Integrated oven and grill with electric hob and stainless steel chimney style extractor over, space and plumbing for washing machine, space for a dishwasher, door to garage, splashbacks, radiator, obscure half glazed rear aspect double glazed door to courtyard garden.

## ANNEXE

## DRESSING ROOM

Side aspect double glazed window, loft hatch, door to:-

## ANNEXE BEDROOM

Side aspect double glazed window, radiator, obscure side aspect double glazed door, sliding door to:-

## WET ROOM

Dual aspect obscure double glazed windows. Fitted with a walk-in shower cubicle with disabled access and wall mounted 'Mira' electric shower, pedestal wash hand basin and close coupled WC, radiator.

## FIRST FLOOR LANDING

Side aspect double glazed window, access to insulated and part boarded loft via pull down ladder, airing cupboard with radiator and panelled doors to:-

## BEDROOM ONE

Front aspect double glazed window, built-in wardrobes to recess, radiator.

## BEDROOM TWO

Rear aspect double glazed window, built-in wardrobes to recess, radiator.

## BEDROOM THREE

Front aspect double glazed window, built-in bed unit with drawers beneath, radiator.

## SHOWER ROOM

Obscure rear aspect double glazed window. Fitted with a three piece white suite comprising double shower cubicle with mains shower, pedestal wash hand basin and close coupled WC with push button flush, tiled walls, radiator.

## EXTERIOR

### PARKING

On own block paved drive to front for two to three vehicles leading to garage.

N.B. There is also external power, lighting and outside tap to the front.

### GARAGE

Attached single garage and accessed via up and over door to front with power and light connected and personnel door to kitchen.

### NB

There is also wheelchair access via a path and pedestrian door to the side.

### COURTYARD GARDEN

Enclosed predominantly by panel fencing, mainly paved with raised flower and shrub beds. Wooden garden shed to remain, side pedestrian access.

### SERVICES

Mains electricity, water, gas and drainage.

# Floor Plan

GROUND FLOOR

1ST FLOOR

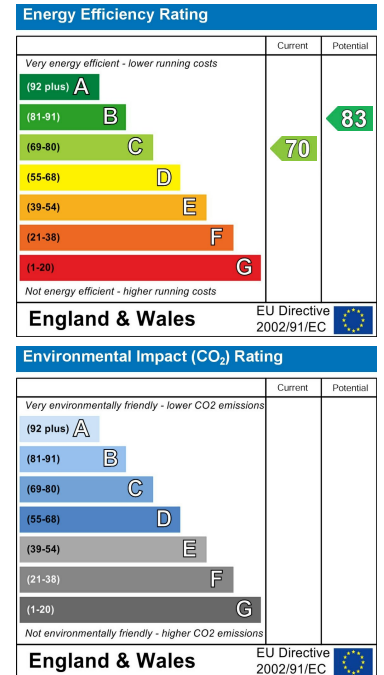


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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