

  
**Natasha Howarth**  
ESTATE AGENTS



**16 Ashgrove Way, Bridgwater, TA6 4UB**

**£328,000**

Natasha Howarth Estate Agents are delighted to offer for sale this extended and immaculately presented four bedroom house which is situated on the popular Polden Meadows development on the eastern outskirts of Bridgwater.

This double glazed and centrally heated bedroom home is set within a generous size plot to include parking for many vehicles, an oversized double garage and summerhouse/ cabin situated in the garden. The property in brief comprises an entrance hallway, extended living room, cloakroom, kitchen and dining room to the ground floor. Arranged on the first floor is four good size bedrooms and a modern shower room.

Externally there is an open plan garden to the front with with an attractive enclosed south west facing garden to the rear.

The present vendors have extensively improved the property to produce a most appealing family home which also has the added benefit of solar panels.

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 UPVC double glazed door with obscure glass leading to:

## ENTRANCE HALLWAY

Turning staircase rising to first floor. Under stairs storage cupboard, oak flooring, radiator, coving. Door to kitchen, double doors to:

## LIVING ROOM 18'6 x 14'5 (5.64m x 4.39m)

Two double glazed windows to front aspect. Oak flooring. Two radiators, coving.

## CLOAKROOM

Double glazed obscure window to side aspect. Fitted with a two piece suite comprising wash hand basin and W.C. Partially tiled walls, heated towel rail. Oak flooring.

## KITCHEN 18'6 x 9'4 (5.64m x 2.84m)

Double glazed window to rear aspect. Fitted with a range of matching cream wall, base and drawer units with work surfaces over and stainless steel sink and drainer unit inset. Integrated appliances to remain to include 'Bosch' oven and grill, five ring gas hob with concealed extractor over and integrated dishwasher. Space for fridge, space and plumbing for washing machine. Tiled splashbacks, tiled floor, radiator, coving, opening to-

## DINING ROOM 10'00 x 7'5 (3.05m x 2.26m)

Double glazed window to rear aspect. Double glazed patio doors to the garden. Tiled floor, radiator and coving.

## LANDING

Loft hatch with wooden pull down ladder. The loft has power and light connected and is partially boarded. The 'Worcester' boiler is also located in the loft. Coving. Doors to:

## BEDROOM ONE 11'11 x 9'2 (3.63m x 2.79m)

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

## BEDROOM TWO 11'11 x 7'10 (3.63m x 2.39m)

Double glazed window to front aspect. Radiator, coving.

## BEDROOM THREE 9'8 x 8'6 (2.95m x 2.59m)

Double glazed window to rear aspect. Radiator, coving.

## BEDROOM FOUR 8'6 x 7'10 (2.59m x 2.39m)

Double glazed window to rear aspect. Radiator, coving.

## SHOWER ROOM

Double glazed obscure window to side aspect. Fitted with a modern three piece suite comprising large

shower cubicle, vanity wash hand basin and W.C. Built in storage. Heated towel rail. Wall panels.

## EXTERIOR

### PARKING

On own driveway and in front of garages for a number of vehicles.

### LARGE DOUBLE GARAGE 26 (max) x 18'00 (max) approx (7.92m (max) x 5.49m (max) approx)

Electric doors. Power and light connected. Work surface with stainless steel sink and drainer unit inset. Personnel door to the garden.

### GARDEN

Fully enclosed via timber fencing. Large patio area for seating. Mainly laid to lawn

### SUMMERHOUSE/ OFFICE/ WORKSHOP

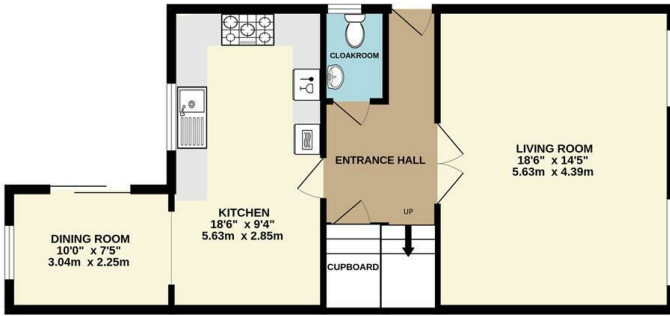
Currently split into two sections. One side used as beauty room the other as workshop. Double glazed window to front aspect. Fitted with matching wall and base units with roll top work surface over and stainless steel sink and drainer unit inset. Log burner to remain. Power and light connected. Double glazed patio doors. Personnel door.

First section approx.- 9'00 x 9'00

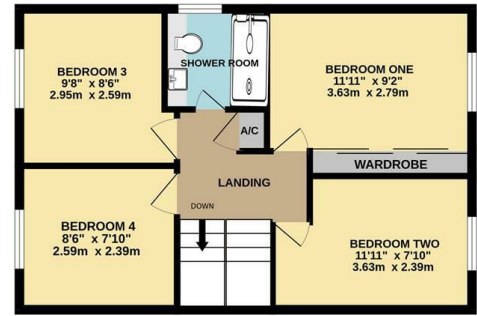
Second section approx.- 15'6 x 11'4

# Floor Plan

GROUND FLOOR

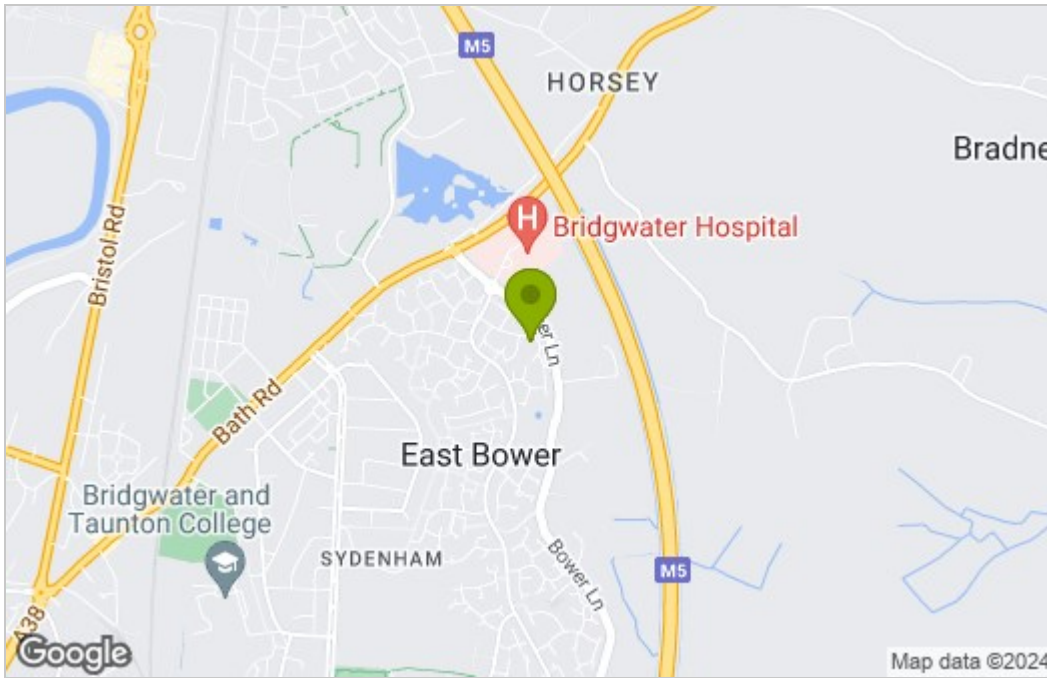


1ST FLOOR

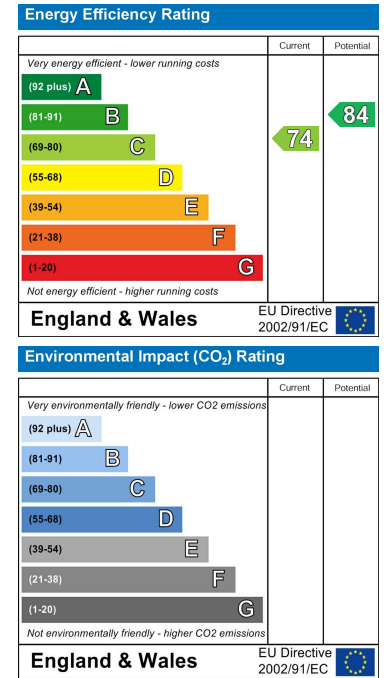


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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