

  
**Natasha Howarth**  
ESTATE AGENTS



**42 Queenswood Road, Bridgwater, TA6 7ND**

**£315,000**

A wonderful opportunity to purchase this detached chalet bungalow located on Queenswood Road on the favoured West side of Bridgwater.

This well presented property has three bedrooms and offers flexible accommodation over two floors. The double glazed accommodation briefly comprises entrance porch, hallway, living room, kitchen, conservatory, bedroom and shower room to the ground floor with two bedrooms to the first floor.

Externally there is ample off street parking leading to the single garage and a fantastic garden to the rear. Queenswood Road is ideally situated for access to the nearby primary and secondary schools and is within approximately one mile of the range of amenities in the town centre of Bridgwater. For an appointment to view please contact the vendors sole agent.

## ENTRANCE

Via obscure UPVC double glazed door with obscure pane to:

## ENTRANCE PORCH

Multi paned glazed door to:

## ENTRANCE HALLWAY

Storage cupboard, radiator, airing cupboard, panelled doors to bedroom one, living room, kitchen, shower room, stripped floorboards.

Double glazed window. Staircase rising to the first floor. Double glazed French doors to the conservatory.

## KITCHEN

Double glazed window. Fitted with a range of matching wall, base and drawer units with roll top work surfaces over and one and a quarter bowl white ceramic sink and drainer unit inset. Built in appliances to remain including fridge and freezer, integrated dishwasher, space for cooker with concealed extractor fan over. Space and plumbing for washing machine. Tiled splashbacks and surrounds, wood effect flooring, double glazed door to the garden.

## LIVING ROOM

Dual aspect double glazed windows, feature gas coal effect fire, stripped floorboards, radiator.

## SHOWER ROOM

Obscure double glazed window. Fitted with a three piece suite comprising large shower cubicle with mains shower over, vanity wash hand basin and close coupled wc, partially tiled walls, tiled flooring, heated towel rail.

## CONSERVATORY

Dual aspect double glazed windows. Vaulted ceiling. Radiator, wood effect flooring. Double glazed patio doors to the garden.

## BEDROOM ONE (GROUND FLOOR)

Dual aspect double glazed windows, radiator.

## LANDING

Access to bedrooms two and three.

Into eaves - ample storage.

## BEDROOM TWO

Double glazed window, radiator, stripped floorboards.

## BEDROOM THREE

Double glazed window, built in wardrobe, radiator.

## PARKING

On own driveway for multiple vehicles.

## GARAGE

Accessed via up and over door with power and light connected, personnel door to rear garden.

## FRONT GARDEN

Dwarf wall to front boundary, mainly laid to shingle with shrub border.

## REAR GARDEN

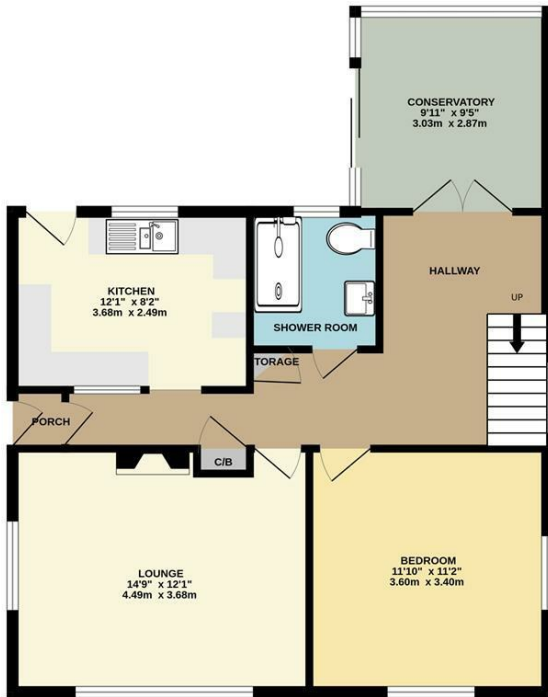
Enclosed predominantly by panel fencing, mainly laid to lawn with paved area to side leading to shed and greenhouse. Shrub borders.

## SERVICES

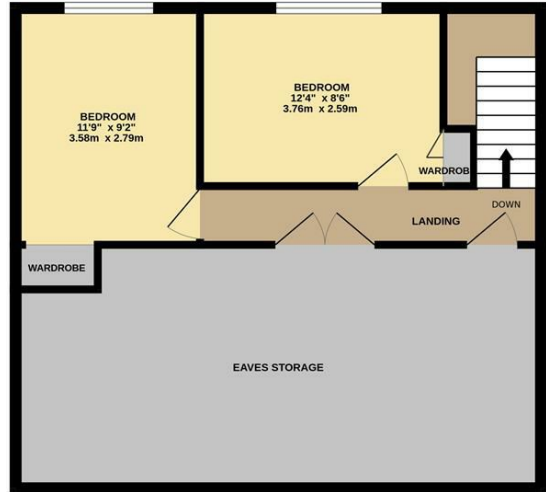
Mains gas, electricity, water and drainage.

# Floor Plan

GROUND FLOOR



1ST FLOOR

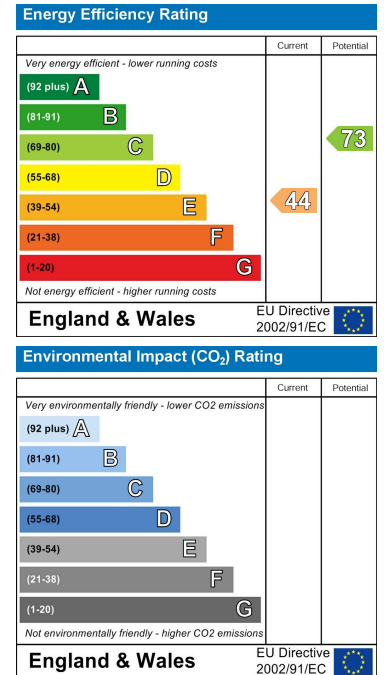


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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