

Nataasha Howarth  
ESTATE AGENTS



29 Bath Road, Bridgwater, TA6 4PH

**£185,000**

Nataasha Howarth Estate Agents would like to offer to the market this superb and spacious three double bedroom older style property with two separate reception rooms.

The property is set up for a HMO however it should also appeal to first time buyers or as a family home.

The property is double glazed and gas centrally heated. In addition, there is a very pleasant garden to the rear. The accommodation briefly comprises entrance vestibule, entrance hallway, living room, dining room, kitchen, utility, bathroom and separate WC to the ground floor with three double bedrooms to the first floor.

This lovely house is being sold with the added advantage of no onward chain.

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

## ENTRANCE

Via timber front door with obscure fanlight over to:

## ENTRANCE VESTIBULE

Tiled floor, part tiled walls, half glazed door with coloured leaded light pane inset to:

## HALLWAY

Staircase rising to first floor, dado rail, feature arch, under stair storage cupboard, radiator, doors to living room, dining room and kitchen.

## LIVING ROOM

Front aspect bay double glazed window, tiled fireplace with electric fire inset, radiator, picture rail, opening to:

## DINING ROOM

Rear aspect double glazed patio doors, feature fireplace, radiator, picture rail.

## KITCHEN

Side aspect bay window. Fitted with a range of matching white wall, base and drawer units with stainless steel sink and drainer unit inset with roll top work surfaces over. Space and point for gas cooker, space for fridge/ freezer, radiator, tiled splashbacks, opening to:

## UTILITY ROOM

Side aspect double glazed window. Space and plumbing for washing machine, cupboard housing gas fired boiler, doors to bathroom and separate WC and half glazed side aspect door to rear garden.

## BATHROOM

Obscure rear aspect double glazed window. Fitted with a three piece suite comprising panelled bath and separate shower cubicle with electric shower over, pedestal wash hand basin, radiator, partially tiled walls.

## WC

Obscure side aspect window, low level WC with push button flush, vanity wash hand basin. Partially tiled walls.

## LANDING

Split level landing with access to loft. Access to:

## BEDROOM ONE

Two front aspect double glazed windows, radiator, picture rail.

## BEDROOM TWO

Rear aspect double glazed window, radiator, picture rail.

## BEDROOM THREE

Rear aspect double glazed window, radiator, picture rail.

## EXTERIOR

### FRONT GARDEN

Dwarf brick wall to front boundary with wrought iron pedestrian gate inset, mainly paved.

### GARDEN

Fully enclosed, brick built storage shed, mainly laid to shingle.

### SERVICES

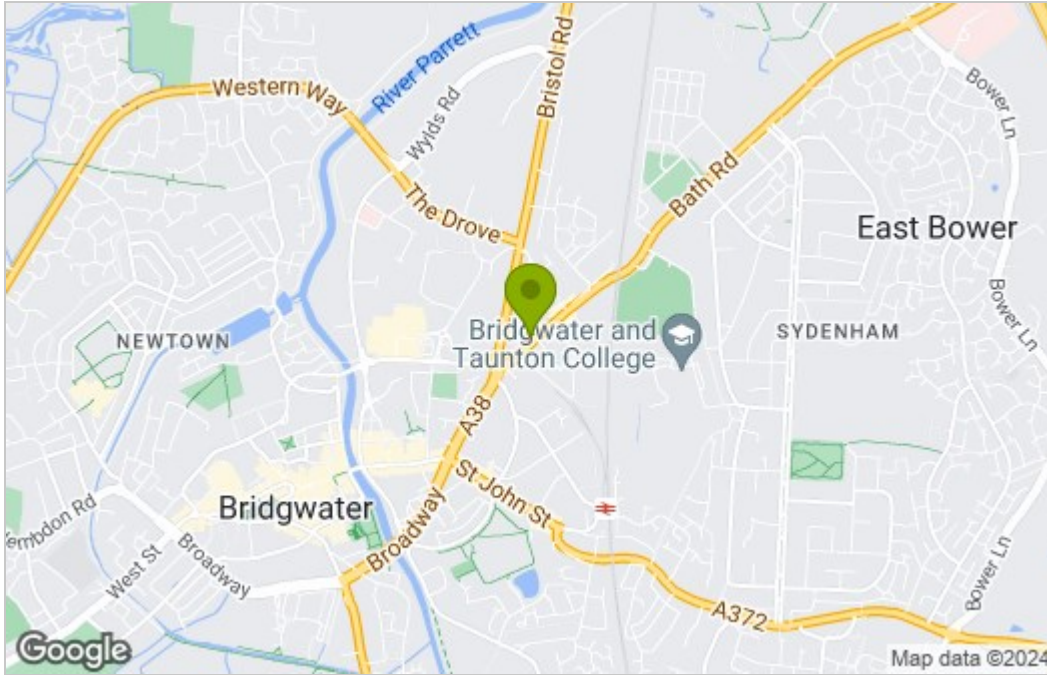
Mains gas, electric, water and drainage

# Floor Plan

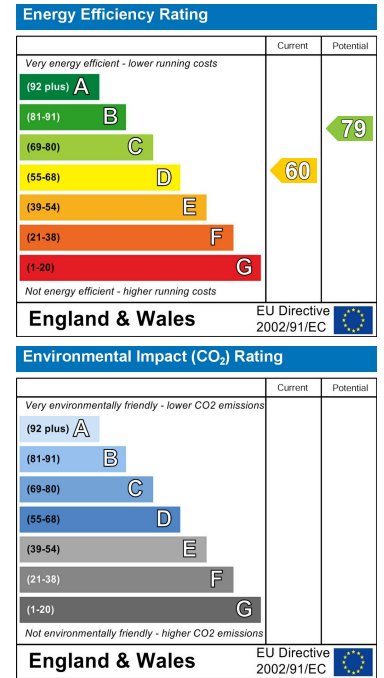


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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