

  
**Natasha Howarth**  
ESTATE AGENTS



**19 Crowpill Lane, Bridgwater, TA6 3JD**

**£199,950**

Natasha Howarth Estate Agents are delighted to offer for sale this beautifully maintained terraced property. The house is situated in a tucked away position just off Chilton Street and close to the Bridgwater Docks, which is within half a mile of the range of amenities in the town centre Bridgwater.

This cosy two bedroom home with additional third room ideal for a nursery or study is very well presented and should be of interest to both owner occupiers and investors alike.

The double glazed and centrally heated accommodation briefly comprises living room, downstairs cloakroom and kitchen to the ground floor with two/three bedrooms and a bathroom to the first floor.

Externally there is parking for two at the front on own drive and a landscaped south facing rear garden complete with garden shed.

Crowpill Lane is situated within 100 metres of the local convenience store with a wider range of amenities available in the town centre of Bridgwater.

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

## ENTRANCE

Via open canopy porch and double glazed door to:

## HALLWAY

Radiator, tiled floor. Doors to cloakroom and living room and opening to:

## CLOAKROOM

Fitted with a two piece white suite comprising close coupled WC with push button flush and pedestal wash hand basin, radiator and tiled floor.

## KITCHEN

Fitted with a range of matching wall, base and drawer units with one and a quarter bowl stainless steel sink and drainer unit inset with roll top worksurfaces over. Built in appliances to remain including electric fan assisted oven with four ring gas hob with concealed extractor fan over. Stainless steel splashback and tiled surrounds, tiled flooring. Gas fired boiler (concealed in cupboard). Space for fridge/ freezer, space and plumbing for a washing machine.

## LIVING ROOM

Feature fireplace with gas fire inset. Double glazed French doors to the garden. Radiator, stairs rising to the first floor.

## LANDING

Doors to:

## BEDROOM ONE

Double glazed window to rear aspect. Built in cupboard. Radiator.

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## STUDY/ NURSERY

Double glazed window to front aspect. Radiator.

## BATHROOM

Fitted with a three piece white suite comprising panelled bath with shower over and glass shower screen, close coupled WC with push button flush and pedestal wash hand basin. Partially tiled walls, radiator.

## EXTERIOR

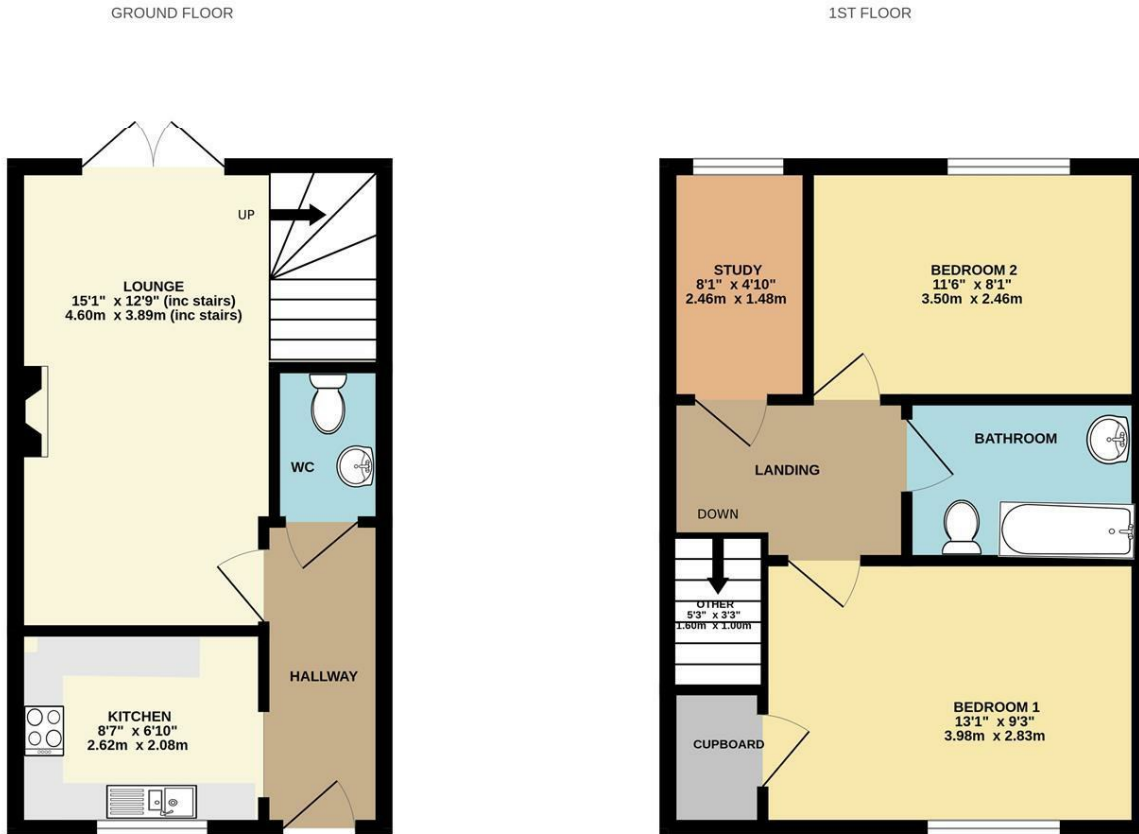
### PARKING

On own driveway to the front for two vehicles.

### GARDEN

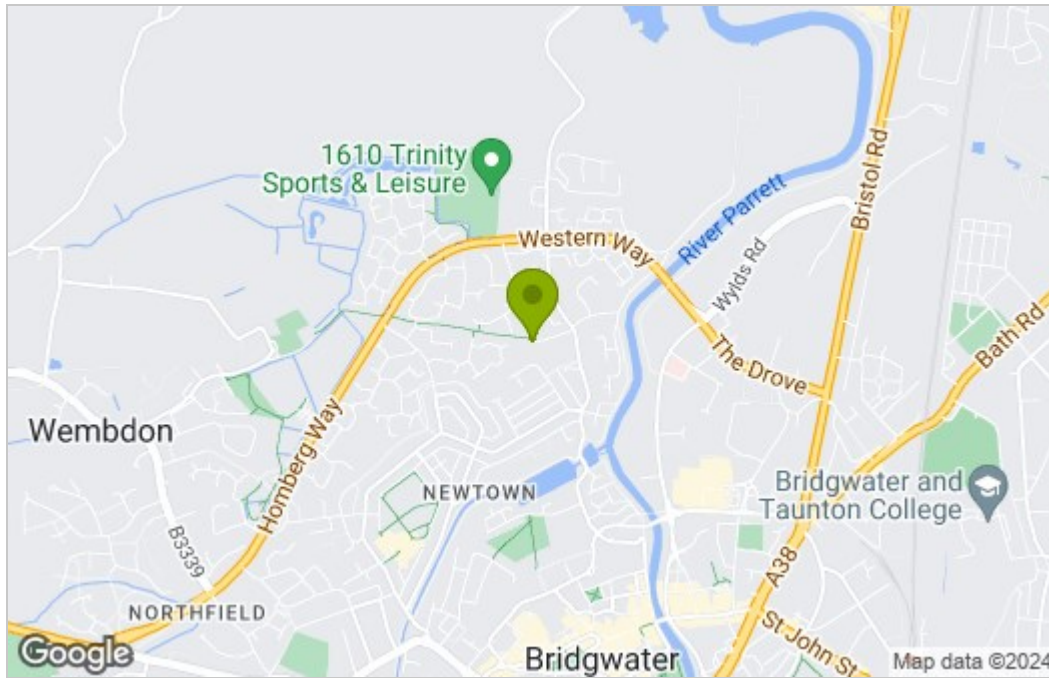
Enclosed by panel fencing, patio adjacent to house. Predominantly laid to grass with shingled border, side access leading to parking and front of property. Timber shed to remain.

# Floor Plan

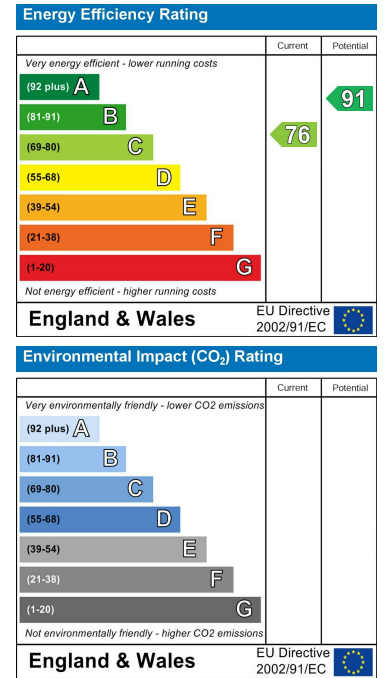


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



01278 574562 07710 392220  
sales@nhowartheestateagents.co.uk  
www.natashowartheestateagents.co.uk

