


Natasha Howarth
ESTATE AGENTS



199 Bristol Road, Bridgwater, TA6 4BJ

£335,000

Natasha Howarth Estate Agents are offering to the market an immaculately presented and spacious modern detached family home. The property has four double bedrooms, a living room with a recently installed log burner, plenty of parking, a double garage and gardens to the front, side and rear. 199 Bristol Road is in a great location backing onto the River Parrett and with excellent transport links to the M5 and Bridgwater town centre.

The well proportioned accommodation briefly comprises: entrance hallway, lounge, dining room, kitchen, lobby leading to the garage, utility room and cloakroom to the ground floor. Arranged on the first floor are four double bedrooms and a family bathroom.

The property represents a most individual opportunity to acquire a fantastic property and as such an early viewing is advised. For an appointment to view please contact the vendors sole agent.

ENTRANCE

Double glazed door with obscure panes inset and window combination unit to:

ENTRANCE HALLWAY

Stairs rising to first floor. Doors to living room, dining room, utility room and kitchen.

LIVING ROOM

Double glazed window to front aspect. Wood burner inset. Radiator. Double glazed patio doors to the garden.

DINING ROOM

Double glazed patio doors to the garden. Wood effect flooring, radiator.

KITCHEN

Front aspect double glazed window. Fitted with a range of matching wall, base and drawer units with roll top worksurfaces over with one and a quarter bowl sink and drainer unit inset. Built in appliances to remain including oven with gas hob with stainless steel extractor hood over. Tiled splashbacks. Space for fridge/ freezer. Double glazed door to the lobby.

LOBBY

Door to the garage. Double glazed door to the garden.

UTILITY ROOM

Space and plumbing for a washing machine. Boiler mounted on the wall. Door to:

CLOAKROOM

Rear aspect obscure double glazed window. Fitted with a two piece suite comprising wash hand basin and close coupled WC with push button flush. Radiator.

DOUBLE GARAGE

Two up and over doors to side aspect. Power and light connected,

LANDING

Double glazed window to rear aspect. Doors to bedrooms and bathroom. Built in airing cupboard housing the water tank.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Built in double wardrobe. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Built in double wardrobe. Radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BATHROOM

Two front aspect obscure double glazed window. Fitted with a three piece white suite comprising P shaped bath, shower cubicle with shower, wash hand basin, close coupled WC with push button flush. Tiled flooring, partially tiled walls.

EXTERIOR

PARKING

On own driveway for multiple vehicles.

GARDEN

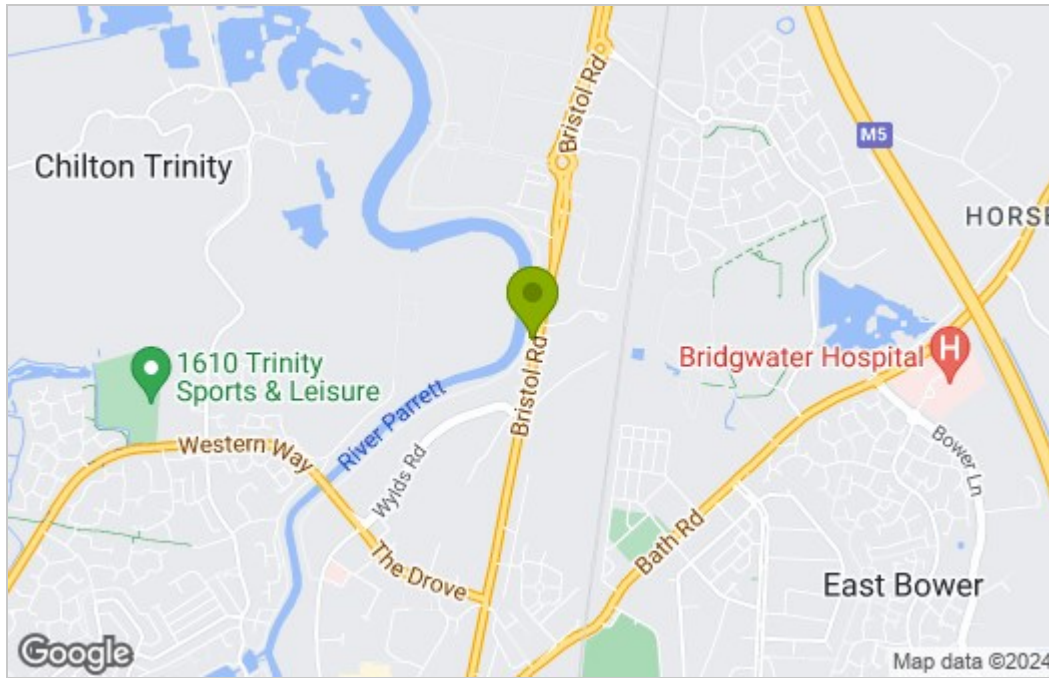
Fully enclosed. Mainly laid to lawn with raised shrub borders. Timber shed to remain.

Floor Plan

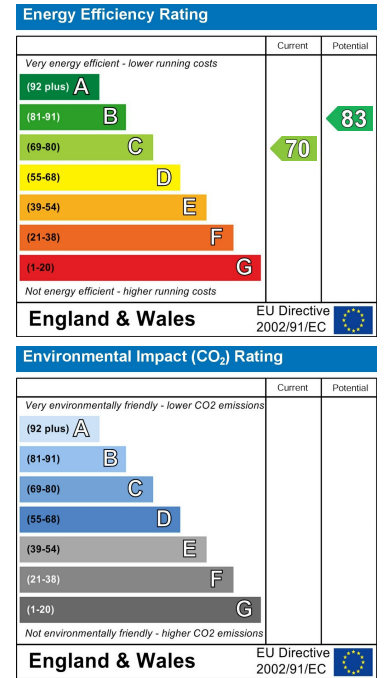


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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