

  
**Natasha Howarth**  
ESTATE AGENTS



**61A Taunton Road, Bridgwater, TA6 6AD**

**£449,950**

Natasha Howarth Estate Agents are delighted to offer for sale this substantial and spacious five bedroom detached property which is situated in a set back, prominent position within walking distance to the town centre of Bridgwater.

The present vendors have improved the property over recent years to include a new combi boiler, windows and doors in 2018, the shower room has also been upgraded. The property benefits from solar panels which are fully owned and were installed in 2007, the solar panels heat the hot water which significantly reduces the vendors heating bills.

The accommodation briefly comprises entrance porch, hallway, cloakroom, kitchen/ breakfast room, study, dining room and conservatory to the ground floor. Upstairs there are five good size bedrooms (ensuite bathroom to bedroom one) and a family shower room.

61A Taunton Road is situated on a good size plot with gardens to the front, side and rear along with an oversized garage & workshop with parking for multiple vehicles which is accessed via a shared driveway.

The property is located on the southern side of Bridgwater approximately ¼ mile from the town centre where all main town facilities and amenities can be found. Local shops are within easy walking distance of the property and there is a bus stop close by.

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

## ENTRANCE

Via UPVC double glazed door and window combination unit to:

## PORCH

Double glazed window to front aspect. Tiled floor. Timber door to:

## HALLWAY

Turning staircase rising to first floor with storage cupboard beneath, radiator, wood effect flooring, dado rail, doors to:

## STUDY

Double glazed window to front aspect. Radiator, wood effect flooring, coving.

## CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin. Part tiled walls, tiled flooring.

## KITCHEN/ BREAKFAST ROOM

Dual aspect double glazed windows. Fitted with a range of wall, base and drawer units with work surfaces over and two 'Villeroy & Boch' ceramic sinks and drainer units inset. Space for large gas cooker with stainless steel chimney style extractor over and splashback. Integral dishwasher, space and plumbing for washing machine, space for fridge freezer and space for undercounter freezer, radiator, tiled flooring, breakfast bar, coving.

## DINING ROOM

Rear aspect double glazed window, radiator, dado rail, opening to:

## LIVING ROOM

Rear aspect double glazed window. Feature stone fireplace with wood burner inset. Radiator, dado rail. Rear aspect double glazed patio doors to:

## CONSERVATORY

Dual aspect double glazed windows. Tiled flooring. Double glazed door to garden.

## LANDING

Front aspect large window, airing cupboard, access to insulated loft via pull down ladder, coving and dado rail, doors to:

## BEDROOM ONE

Rear aspect double glazed window, radiator, coving. Door to:

## ENSUITE BATHROOM

Obscure side aspect double glazed window. Fitted with a three piece suite comprising bath with mains shower over and shower screen. Vanity wash hand basin and WC. Built in wall and base units. Tiled walls, tiled floor.

## BEDROOM TWO

Rear aspect double glazed window, radiator.

## BEDROOM THREE

Rear aspect double glazed window, radiator, wood effect flooring.

## BEDROOM FOUR

Front aspect double glazed window. Radiator, wood effect flooring.

## BEDROOM FIVE

Double glazed velux window to front aspect. Wood effect flooring.

## SHOWER ROOM

Velux window which has a solar panel sensor so if it rains the window automatically closes. Fitted with a three piece suite comprising large walk in shower cubicle with mains shower and glass screen, vanity wash hand basin and close coupled WC. Tiled flooring, partially tiled walls, heated towel rail.

## EXTERIOR

### FRONT GARDEN

Raised beds with retaining wall and shrub border. Fully enclosed to the front with a terraced garden area with flower beds and shrubs inset. Pathway and steps to the front door.

### GARDEN

Fully enclosed. The garden to the side is mainly laid to lawn with flower beds inset. Mature shrubs and tree borders with fruit trees to include cherry, plum, apple, pear & grape vine. Greenhouse to remain. Immediately to the rear of the house is a good size patio area, laid in 2022, enclosed by low style fencing.

### PARKING

For multiple vehicles accessed via shared driveway. Electric points for car charging.

### DOUBLE GARAGE

Brick built garage and workshop with up and over door and double glazed window.

### SERVICES

Mains gas, electricity, water and drainage.

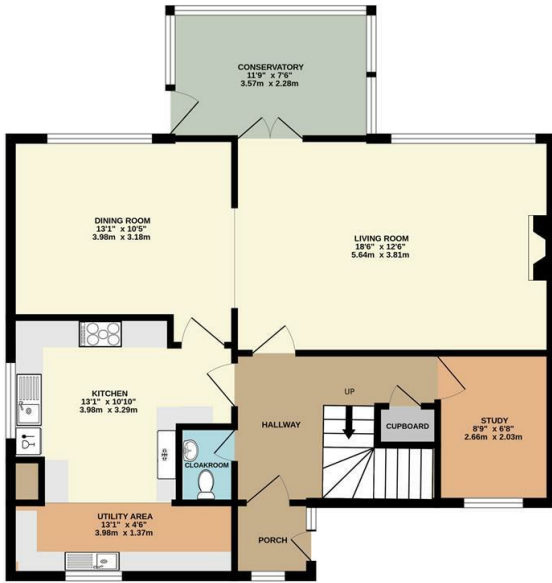
### HEATING

Gas fired central heating system.

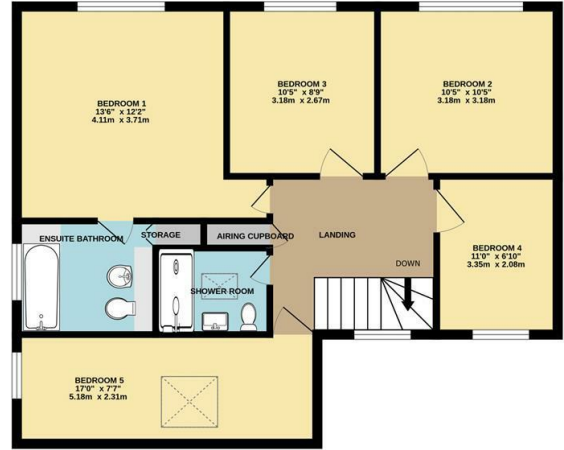


# Floor Plan

GROUND FLOOR



1ST FLOOR

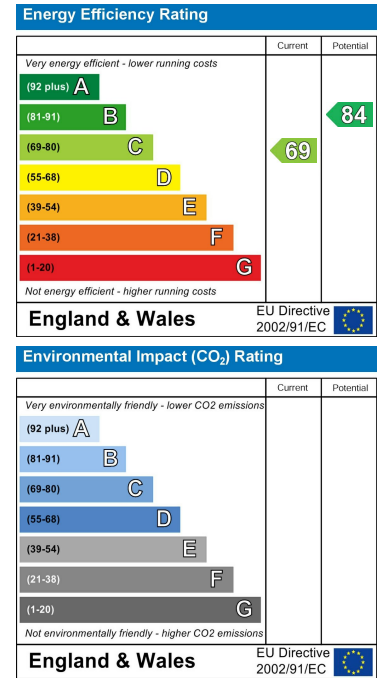


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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