

  
**Natasha Howarth**  
ESTATE AGENTS



**18 Willoughby Road, Bridgwater, TA6 7LY**

**£265,000**

Natasha Howarth Estate Agents are delighted to offer to the market this well presented three bedroom semi-detached property occupying a highly sought after location on the West side of Bridgwater, conveniently located for schools and within close proximity to the town centre.

The centrally heated and double glazed accommodation briefly comprises entrance hallway, lounge, kitchen, dining room and cloakroom to the ground floor. Upstairs there are three bedrooms and a family bathroom.

In addition there is a garage, a good size garden and parking for two vehicles to the front of the property.

An internal inspection is highly recommended to fully appreciate this family home.

For more information or an appointment to view please contact the vendor's sole agents.

## ENTRANCE

Double glazed door and window combination unit to:

## ENTRANCE HALLWAY

Staircase rising to first floor, parquet flooring, under stairs cupboard, radiator and doors leading to living room, cloakroom and dining room, opening to the kitchen.

## LIVING ROOM

Front aspect double glazed window. Feature fireplace, parquet flooring, radiator. Double glazed patio doors leading to the garden.

## CLOAKROOM

Double glazed window to side aspect. Fitted with a two piece suite comprising wash hand basin and W.C. Radiator.

## KITCHEN

Dual aspect double glazed windows. Fitted with a range of matching wall, base and drawer units with roll top work surfaces over and stainless steel sink and drainer unit inset. Integrated appliances to remain to include oven, grill and hob. Space and plumbing for washing machine, space for fridge. Built in larder cupboard currently housing a fridge/ freezer. Double glazed door to the garage and garden. Opening to:

## DINING ROOM

Double glazed window to rear aspect. Radiator.

## LANDING

Double glazed window to rear aspect. Radiator. Doors to bedrooms and bathroom. Loft hatch with ladder (housing the boiler).

## BEDROOM ONE

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

## BEDROOM TWO

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

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BATHROOM

Obscure rear aspect double glazed window, fitted with a white three piece suite comprising panelled P shaped bath with shower over and glass screen, pedestal wash hand basin, low level WC, tiled walls, radiator. Built in cupboard.

## EXTERIOR

### PARKING

On on driveway for two vehicles.

### GARAGE

Up and over door with power and light connected.

## FRONT GARDEN

Dwarf wall to front boundary with pedestrian gate inset. Paved pathway with shrub border inset.

## GARDEN

Large patio adjacent to house, mainly laid to lawn, pedestrian gate to side aspect.

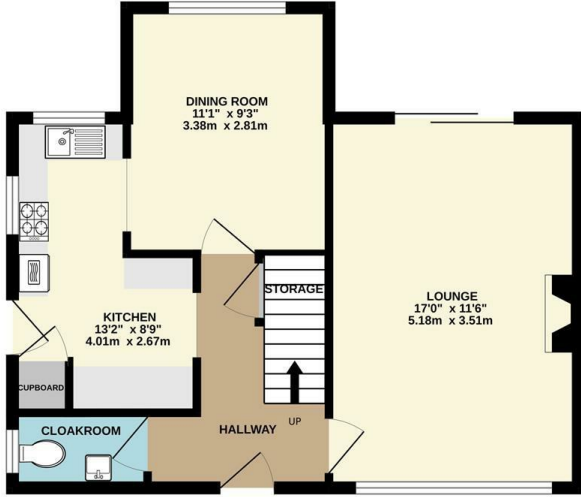
## SERVICES

Mains water, electricity, gas and drainage.

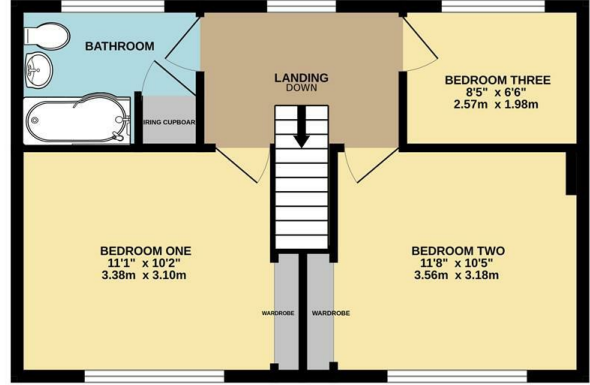


# Floor Plan

GROUND FLOOR



1ST FLOOR

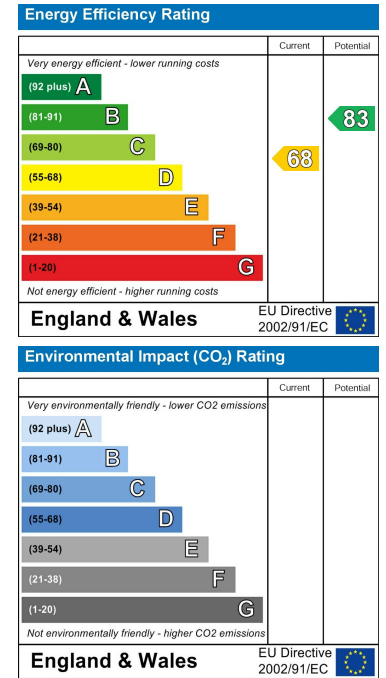


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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