

# Natasha Howarth

## ESTATE AGENTS



66 Meadowlands Avenue, Bridgwater, TA6 3UA

**£225,000**

Natasha Howarth Estate Agents would like to offer 'for sale' this Immaculately presented three bedroom end terraced house with garage and parking. The property is primely positioned just off the NDR on the northern outskirts of Bridgwater. The property benefits from gas central heating and UPVC double glazing and in brief comprises entrance hallway, cloakroom, sitting room and kitchen/diner to the ground floor. To the first floor are three bedrooms and a family bathroom.

The property was built in 2005 and benefits from a lovely, low maintenance enclosed rear garden.

Meadowlands Avenue is well placed for access to the local primary and secondary schools and is within a mile of the range of amenities available in the town centre of Bridgwater.

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

## ENTRANCE

Via composite front door to:

## HALLWAY

Wood effect flooring, radiator, access to living room and cloakroom.

## CLOAKROOM

Obscure front aspect double glazed window. Fitted with a two piece white suite comprising close coupled WC with push button flush and corner pedestal wash hand basin, wood effect flooring, radiator.

## LIVING ROOM

Front aspect double glazed window, two radiators. Feature fireplace with electric fire inset. Staircase rising to first floor. Door to kitchen.

## KITCHEN/ DINER

Rear aspect double glazed window. Fitted with a range of matching wall, base and drawer units with worksurfaces over and sink and drainer unit inset. Built in appliances to remain including electric oven with four ring gas hob with extractor hood over. Space and plumbing for washing machine, space for fridge/freezer, space for dishwasher. Wood effect flooring, radiator, under stairs storage cupboard, breakfast bar. Rear aspect double glazed French doors to garden.

## LANDING

Radiator. Loft hatch. Doors to bedrooms and bathroom.

## BEDROOM ONE

Front aspect double glazed window, radiator. Built in wardrobes.

## BEDROOM TWO

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

## BEDROOM THREE

Front aspect double glazed window, radiator, storage cupboard housing hot water tank.

## BATHROOM

Obscure rear aspect double glazed window. Fitted with a three piece suite comprising panelled bath with mains shower over, vanity wash hand basin with storage beneath and close coupled WC with push button flush. Partially tiled walls, tiled floor. Heated towel rail.

## EXTERIOR

## PARKING

For one vehicle on own drive leading to:

## GARAGE- LEASEHOLD

Accessed via up and over door to front with power and

light connected.

£10 per annum.

## GARDEN

Fully enclosed, side pedestrian gate.

## SERVICES

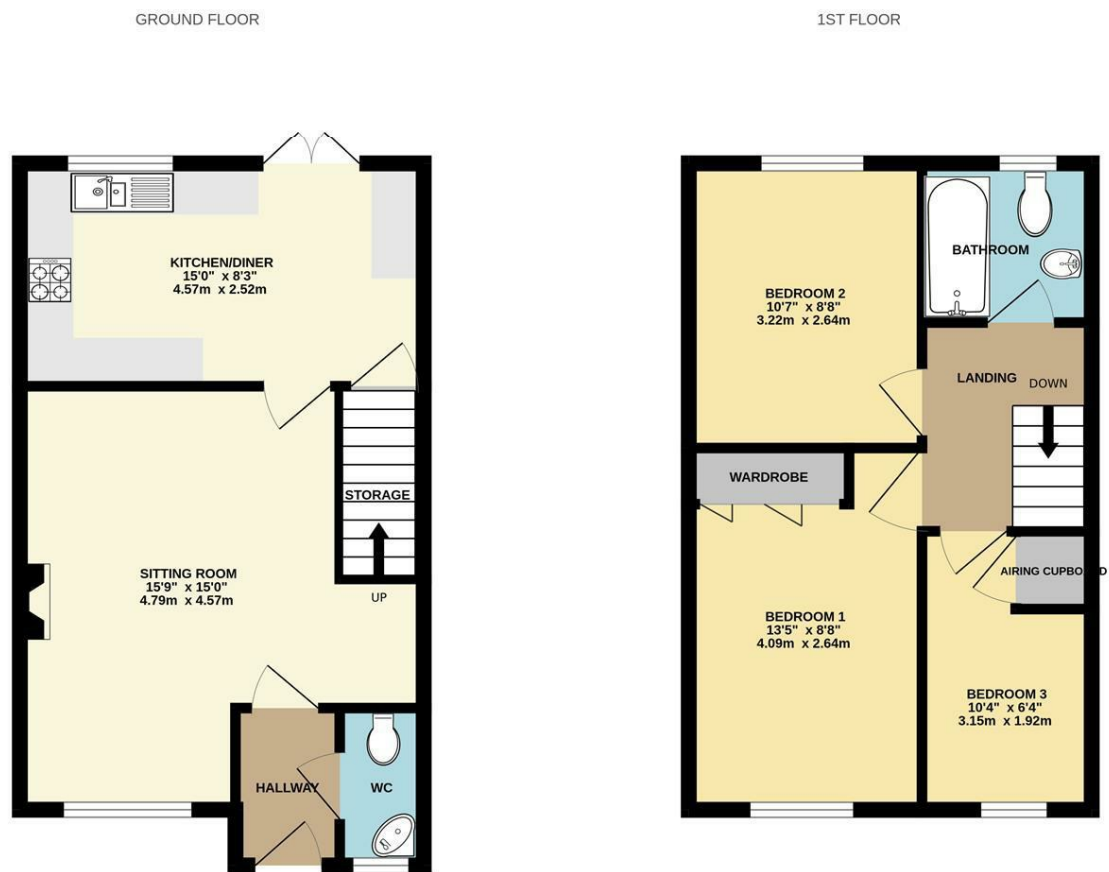
Mains gas, electricity, water and drainage.

## NB

The vendors have advised that there is a service/ ground rent charge which is currently £212.19 every 6 months.

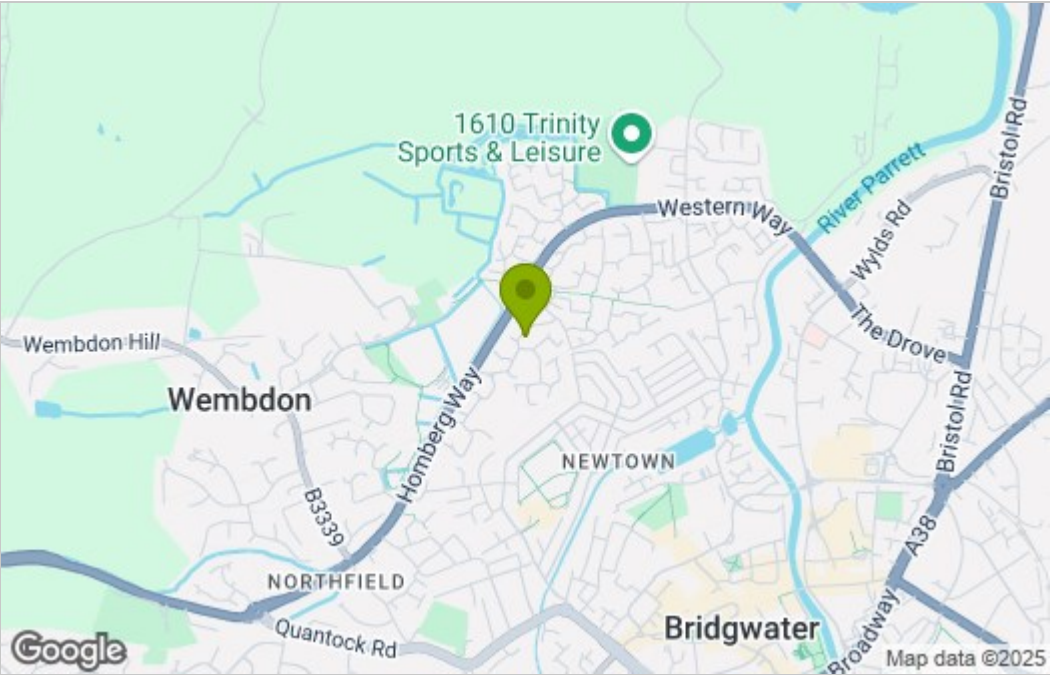


Floor Plan

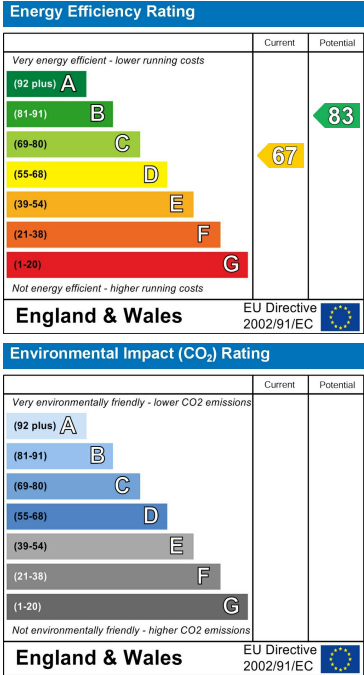


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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