

Natasha Howarth

ESTATE AGENTS



Silverdale 16 New Road, Bawdrip, TA7 8PT

£343,000

Silverdale is a stunning and to show home standard three bedroom semi- detached chalet bungalow situated in the popular village of Bawdrip. The property has been upgraded throughout to a high standard offering an attractive garden with countryside views, driveway, converted garage (ideal for a home office or potential bedroom) and is double glazed and centrally heated. The flexible accommodation briefly comprises hallway with dining area, living room, kitchen, two bedrooms and a shower room to the ground floor with a further bedroom and bathroom to the first floor.

The beautiful village of Bawdrip has its own primary school and village church with the nearby villages of Woolavington & Puriton which has a range of facilities and shops including a doctors surgery and village hall along with excellent M5 access for the commuter. The nearby town of Bridgwater provides a full range of retail and leisure amenities.

For more information or an appointment to view please contact the vendors sole agents.

ENTRANCE

Via open canopy porch with double glazed door leading to:

ENTRANCE HALLWAY/ DINING AREA

Double glazed window to front aspect. Built in storage cupboard. Two radiators, stripped and varnished floor boards. Stairs rising to first floor. Doors to living room, kitchen, shower room and bedrooms.

LIVING ROOM

Front aspect double glazed window. Feature brick fireplace with multi fuel burner inset. Stripped and varnished floor boards.

KITCHEN

Rear aspect double glazed window. Fitted with a matching range of cream wall, base and drawer units with solid work surfaces over and stainless steel sink and drainer unit inset with mixer tap over. Space and point for freestanding cooker with extractor over, space for undercounter fridge. Space for dishwasher. Tiled splashbacks, wood effect flooring. Double glazed door with obscure pane to the carport/ garage.

BEDROOM TWO

Side aspect double glazed window. Radiator.

BEDROOM THREE

Rear aspect double glazed French doors. Radiator, wood effect flooring.

WET ROOM

Rear aspect obscure double glazed window. Fitted with a three piece suite comprising large walk in shower with mains shower over, pedestal wash hand basin and W.C. Heated towel rail and tiled walls.

LANDING

Skylight. Access to bedroom and bathroom.

BEDROOM ONE

Front aspect double glazed window. Rear aspect skylight. Radiator. Wood effect flooring. Built in wardrobes. Eaves storage with 'Vaillant' boiler (two years old).

BATHROOM

Skylight. Fitted with a matching three piece suite comprising panelled bath, pedestal wash hand basin, W.C, tiled walls, radiator.

EXTERIOR

PARKING

On own drive to front for multiple vehicles leading to double gates to:

GARAGE/ CONVERTED ROOM 17'14 x 9'63 (5.18m x 2.74m)

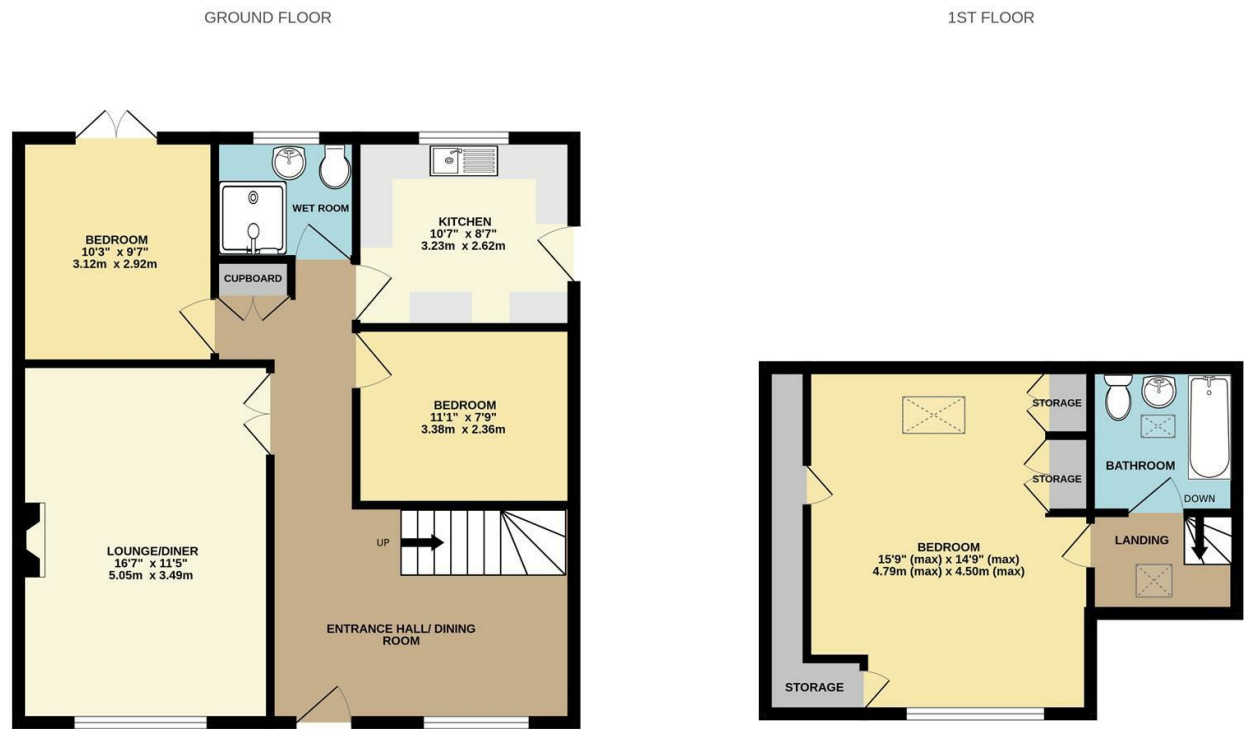
Double glazed door with obscure pane. Double glazed

window to side aspect. Fitted with wall units and worksurfaces. Space for fridge/ freezer, space and plumbing for a washing machine and tumble dryer. Power and light connected.

GARDEN

Predominantly enclosed by panel fencing. Mainly laid to lawn with patio adjacent to house. Steel shed and summerhouse to remain. Established shrub borders and maturing trees. Side pedestrian access via timber gate.

Floor Plan

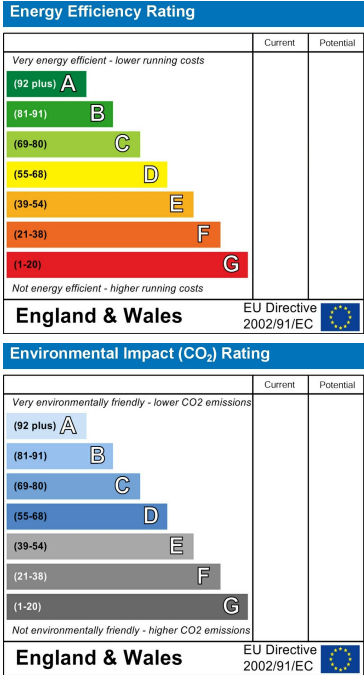


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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