

  
**Natasha Howarth**  
ESTATE AGENTS



**21 Poplar Road, Bridgwater, TA6 4UH**

**£329,950**

Natasha Howarth Estate Agents are delighted to offer for sale this superb extended detached house which is situated on a no through road on the popular Polden Meadows development on the Eastern outskirts of Bridgwater.

A particular feature of this property is the impressive high specification kitchen/diner/ family room with integrated appliances and bi-fold doors overlooking the south facing garden. This three bedroom home briefly comprises entrance porch, converted garage with WC, living room, kitchen/ diner/ family room and study to the ground floor with three bedrooms and a family bathroom to the first floor.

Outside there is parking for multiple vehicles and a fully enclosed rear garden.

Poplar Road is situated within half a mile of both the Bridgwater Hospital and the Tesco Express convenience store and other shops with a wider range of amenities available in the town centre of Bridgwater. Junction 23 of the M5 is also within three miles.

An internal inspection is highly recommended to view this detached home which is being sold with the added advantage of no onward chain.

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

## ENTRANCE

Via UPVC double glazed door to:

## ENTRANCE PORCH

Side aspect double glazed window, wood effect flooring, door leading to converted garage and opening to:

## LIVING ROOM

Front aspect double glazed window. Radiator, coving, wood effect flooring. Folding doors leading to staircase and door to kitchen.

## KITCHEN/ DINER

Rear aspect bi-fold doors. Fitted with a range of light grey wall, base and drawer units with roll top work surfaces over and sink and drainer unit inset. Space for fridge freezer, integrated double over, integrated five ring gas hob with stainless steel chimney style extractor over and splashback, integrated dishwasher. Island with breakfast bar and cupboards with space for a wine cooler. Radiator, three velux windows.

## STUDY

Double glazed window to side aspect, radiator.

## GARAGE

Up and over door. Side aspect double glazed door and window. Wall mounted 'Worcester' boiler. Door to cloakroom with WC and vanity wash hand basin with storage beneath.

## LANDING

Side aspect double glazed window, access to loft, doors to:

## BEDROOM ONE

Front aspect double glazed window, radiator, coving.

## BEDROOM TWO

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

## BEDROOM THREE

Front aspect double glazed window, radiator, wood effect flooring, coving.

## BATHROOM

Obscure rear aspect double glazed window. Fitted with a four piece suite comprising panelled bath, large shower cubicle with shower over, vanity wash hand basin with storage beneath and WC, partially tiled walls, wood effect flooring, radiator.

## EXTERIOR

### PARKING

On own drive for multiples vehicles.

### GARDEN

Enclosed by panel fencing, patio area adjacent to

property. Mainly laid to lawn. Timber pedestrian gate to side.

## SERVICES

Mains gas, electricity, water and drainage.

# Floor Plan

GROUND FLOOR

1ST FLOOR

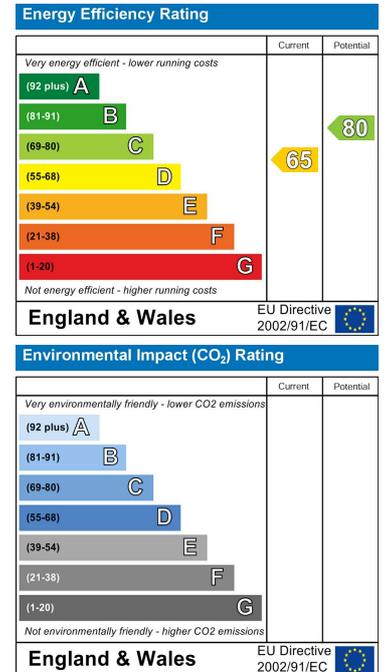


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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