

Natasha Howarth

ESTATE AGENTS



47 Marina Row, Colley Lane, Bridgwater, TA6 5JW

£195,000

Natasha Howarth Estate Agents are pleased to offer for sale this well presented end terraced house which is situated just off Colley Lane and conveniently situated for access to both the town centre and mainline station. The property offers a great opportunity to both investors and owner occupiers alike.

The double glazed and centrally heated accommodation briefly comprises entrance hallway, fitted kitchen, living room and conservatory to the ground floor with two bedrooms and a bathroom upstairs.

There is off road parking to the front and rear with a good size garden.

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

ENTRANCE

Via double glazed door to:

ENTRANCE HALL

Obscure double glazed window to side aspect. Stairs rising to first floor, radiator, wood effect flooring. Door to:

KITCHEN

Front aspect double glazed window. 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. Space for freestanding cooker, space and plumbing for washing machine, space for fridge/ freezer. Tiled splashbacks. Boiler mounted on the wall. Opening to:

LIVING ROOM

Double glazed French doors to conservatory. Feature fireplace with electric fire inset, radiator, storage cupboard. Wood effect flooring.

CONSERVATORY

Dual aspect double glazed windows with patio doors inset to the garden. Radiator, wood effect flooring.

LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

Front aspect double glazed window, radiator.

BEDROOM TWO

Rear aspect double glazed window, radiator, loft hatch.

BATHROOM

Obscure rear aspect double glazed window. Fitted with a four piece suite comprising panelled bath, shower cubicle with shower over, pedestal wash hand basin and close coupled WC with push button flush, partially tiled walls, heated towel rail, wood effect flooring.

EXTERIOR

REAR GARDEN

Enclosed by timber fencing. Mainly laid to lawn with shrub borders and shingled area to the rear. Pathway to parking area. Timber gate to side pedestrian access.

PARKING

To front of the property and to the rear of the property accessed via rear lane.

SERVICES

Mains gas, electricity, water and drainage.

Floor Plan

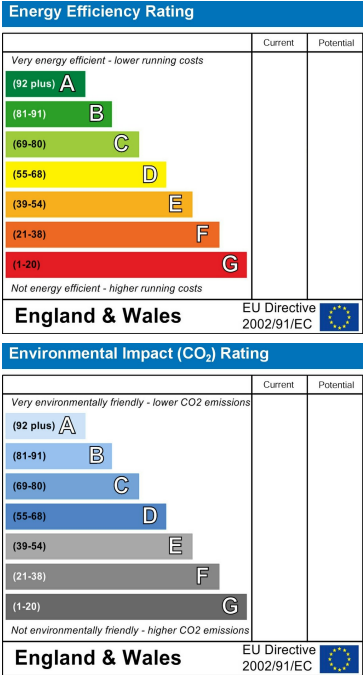


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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