

Natasha Howarth
ESTATE AGENTS



57 Durleigh Road, Bridgwater, TA6 7HY

£440,000

A rare opportunity to acquire this truly exceptional and deceptively spacious 1930s semi-detached house situated in the sought after Durleigh area of Bridgwater. This fabulous home has been extended and extensively improved by the current vendors. The property retains a number of period features including fireplaces, stripped floorboards, picture rails and provides elegant, well-proportioned rooms and very comfortable family accommodation which blend well with the modern fittings. In addition there is off street parking for multiple vehicles leading to a store area with a fantastic and well maintained south facing garden retaining a good degree of privacy and ideal to relax, unwind and entertain.

The double glazed and centrally heated accommodation briefly comprises entrance hallway, cloakroom, living room, dining room, snug/ study and kitchen/ breakfast room to the ground floor. To the first floor there are three generous sized bedrooms a family bathroom.

Durleigh Road is conveniently situated for both the local primary and secondary schools and within a mile of the range of amenities available in the town centre of Bridgwater.

For an appointment to view please contact the vendor's sole agent.

ENTRANCE

Via recessed half glazed panelled front door to:

ENTRANCE PORCH

Tiled floor. Door and window combination unit to:

ENTRANCE HALLWAY

Staircase to first floor with cupboard beneath, radiator, wooden flooring. Doors to lounge, dining room, cloakroom and kitchen/ breakfast room.

LOUNGE

Double glazed bay window to front aspect. Feature fireplace with gas fire inset. Picture rail, wooden flooring, opening to the dining room.

DINING ROOM

Feature fireplace. Picture rail, wooden flooring, radiator, double doors to:

SNUG/ STUDY

Double glazed window to side aspect. Tiled flooring, radiator, lantern skylight. French doors opening onto the garden.

CLOAKROOM

Fitted with a white two piece suite comprising W.C and wash hand basin. Wooden flooring.

KITCHEN/ BREAKFAST ROOM

Double glazed window overlooking the garden. Fitted with a range of light grey wall, base and drawer units with island/ breakfast bar and matching roll top work surfaces over and sink and drainer unit inset. Integrated appliances to remain to include fridge/freezer, dishwasher, double oven, microwave, electric induction with stainless steel extractor over and matching splashback. Wooden flooring, ceiling down lighters, radiator. Double glazed French doors to the garden.

LANDING

Side aspect double glazed window. Stripped floorboards. Loft hatch. Doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed bay window to front aspect. Stripped floorboards, radiator, picture rail.

BEDROOM TWO

Double glazed window to rear aspect. Stripped floorboards, radiator, picture rail.

BEDROOM THREE

Double glazed window to front aspect. Built in wardrobes was mirrored sliding doors. Stripped floorboards, radiator, picture rail.

BATHROOM

Obscure rear aspect double glazed window. Fitted

with a three piece suite comprising large bath, walk in shower cubicle with shower over, vanity wash hand basin and WC with push button flush, built in recessed storage, heated towel rail. Tiled walls, tiled floor.

EXTERIOR

PARKING

On own drive for multiple vehicles.

STORE

Storage area via personnel door. Up and over garage door with walkway to the garden.

GARDEN

Fully enclosed and south facing. Mainly laid to lawn with mature shrub and flower borders.

SERVICES

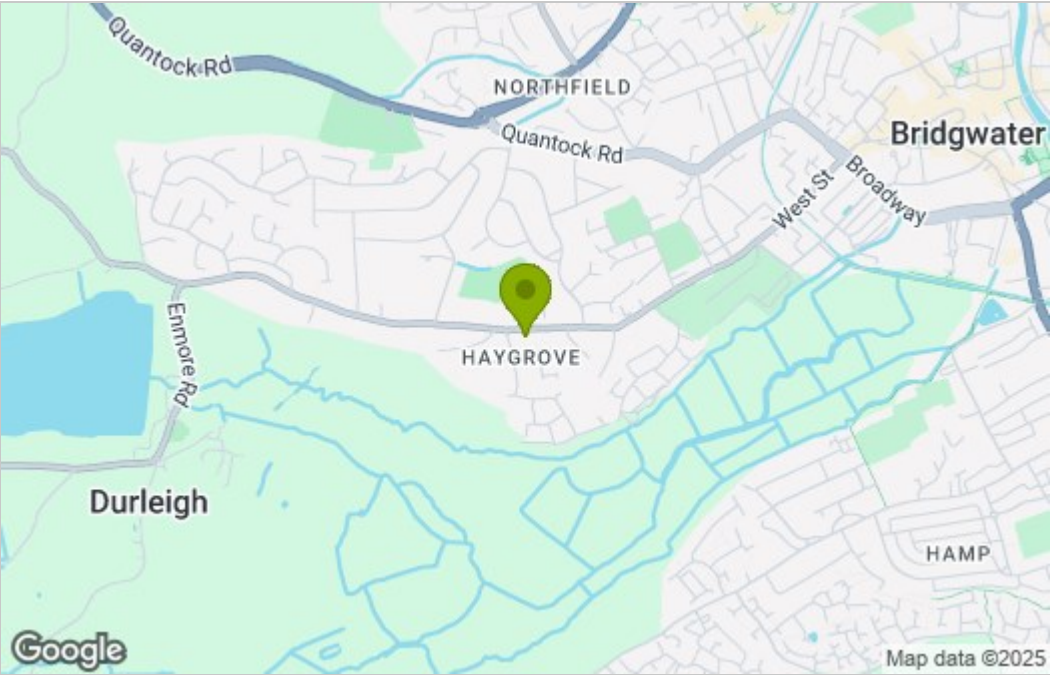
Mains gas, electric and water.

Floor Plan

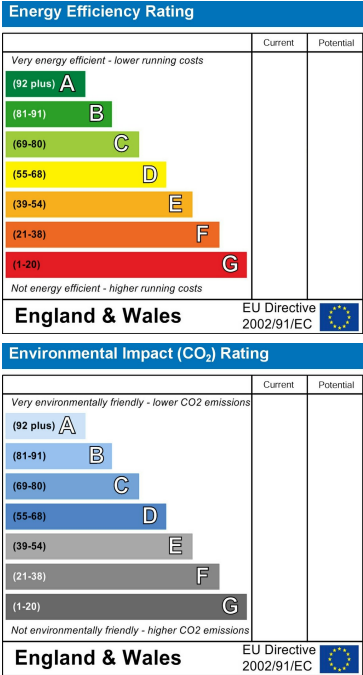


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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