

  
**Natasha Howarth**  
ESTATE AGENTS



**7 Clover Way, Bridgwater, TA5 2EY**

**£265,000**

Natasha Howarth Estate Agents are delighted to offer for sale this stylish three/four bedroom townhouse in immaculate decorative order throughout.

The property benefits from double glazing, mains gas fired central heating and has been further enhanced by the garden - an ideal, low maintenance entertaining space that is fully enclosed.

The property offers deceptively spacious accommodation and in brief comprises entrance hallway, family room/ bedroom four, cloakroom and kitchen/ breakfast room to the ground floor. To the first floor is a lounge and bedroom with ensuite. To the top floor there are two double bedrooms and a family bathroom.

Externally there is off-road parking leading to a garage. This fantastic home is situated on the popular 'Wilstock' development on the Southern outskirts of Bridgwater with good access to junction 24 of the M5.

Clover Way is conveniently situated within close proximity of the local shops which include convenience store, takeaways and pharmacy with a wider range of amenities available in the town centre of Bridgwater.

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

## ENTRANCE

Via double glazed door to:

## ENTRANCE HALLWAY

Stairs rising to first floor, radiator. Doors to the family room/ bedroom four, cloakroom and kitchen/ breakfast room.

## KITCHEN/ BREAKFAST ROOM

Rear aspect double glazed window overlooking the garden. Fitted with a comprehensive range of matching wall, drawer and base level units with contrasting countertops over and one and a quarter sink and drainer unit inset with mixer tap over. Integrated appliances to remain to include oven with four ring gas hob, concealed extractor, space and plumbing for a washing machine, space for fridge/ freezer, space for dishwasher. Splashbacks, radiator. Boiler concealed in the cupboard. Built in storage cupboard, wood effect flooring. Double glazed French doors opening onto the garden.

## SNUG/ BEDROOM FOUR

Double glazed window to front aspect. Radiator.

## CLOAKROOM

Fitted with a two piece suite comprising WC with push button flush and wash hand basin with splash backs. Radiator. Wood effect flooring.

## FIRST FLOOR LANDING

Stairs rising to the second floor. Doors to bedroom one (with ensuite) and the living room.

## BEDROOM ONE

Double glazed window to rear aspect. Radiator, door to:

## ENSUITE

Fitted with a three piece suite comprising shower cubicle with mains shower over, wash hand basin and close coupled WC with push button flush, partially tiled walls, radiator. Wood effect flooring.

## LOUNGE

Double glazed window to front aspect, radiator. Double glazed French doors with Juliet balcony.

## SECOND FLOOR LANDING

Built in cupboard. Doors to bedrooms two, three and family bathroom.

## BEDROOM TWO

Two double glazed windows to front aspect. Radiator.

## BEDROOM THREE

Two double glazed window to rear aspect. Radiator.

## BATHROOM

Spacious family bathroom with modern white suite comprising panel bath, WC with push button flush and

pedestal wash hand basin. Part tiled walls. Radiator, wood effect flooring.

## EXTERIOR

## GARDEN

Fully enclosed via panel fencing. Mainly laid to lawn. Timber gate leading to parking and garage.

## PARKING

For one vehicle in front of garage.

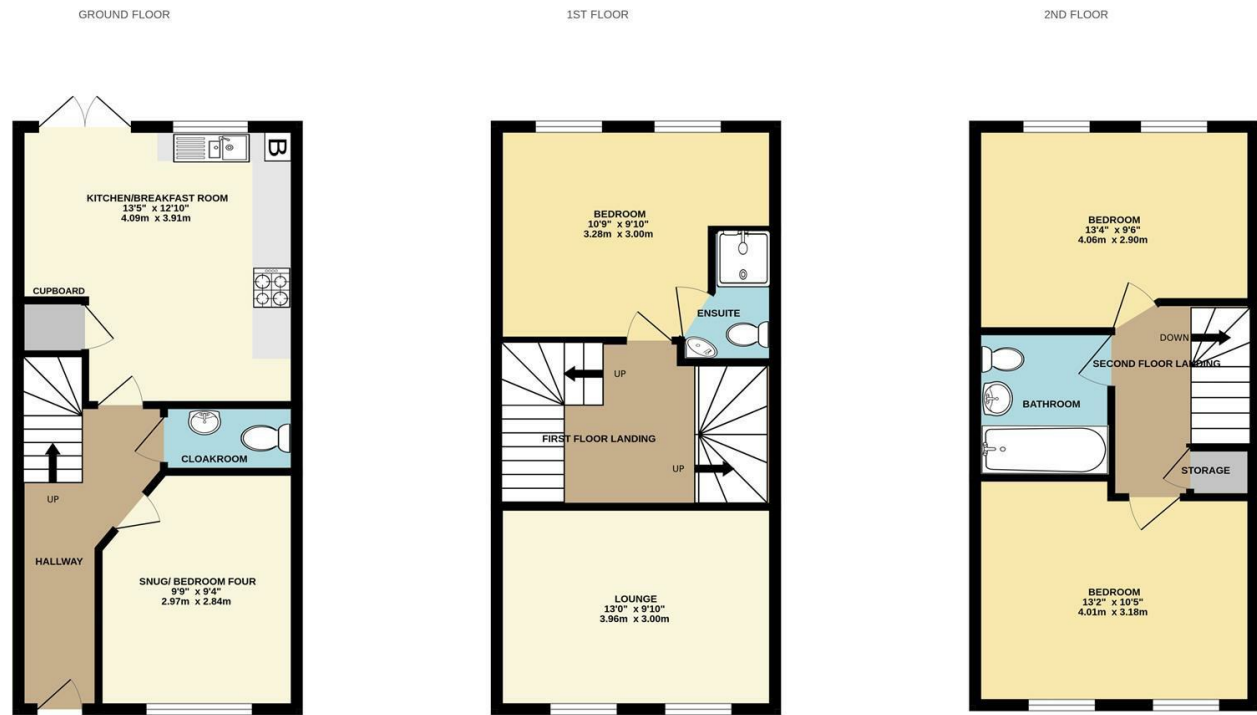
## GARAGE

Up and over door. Power and light connected.

## NB

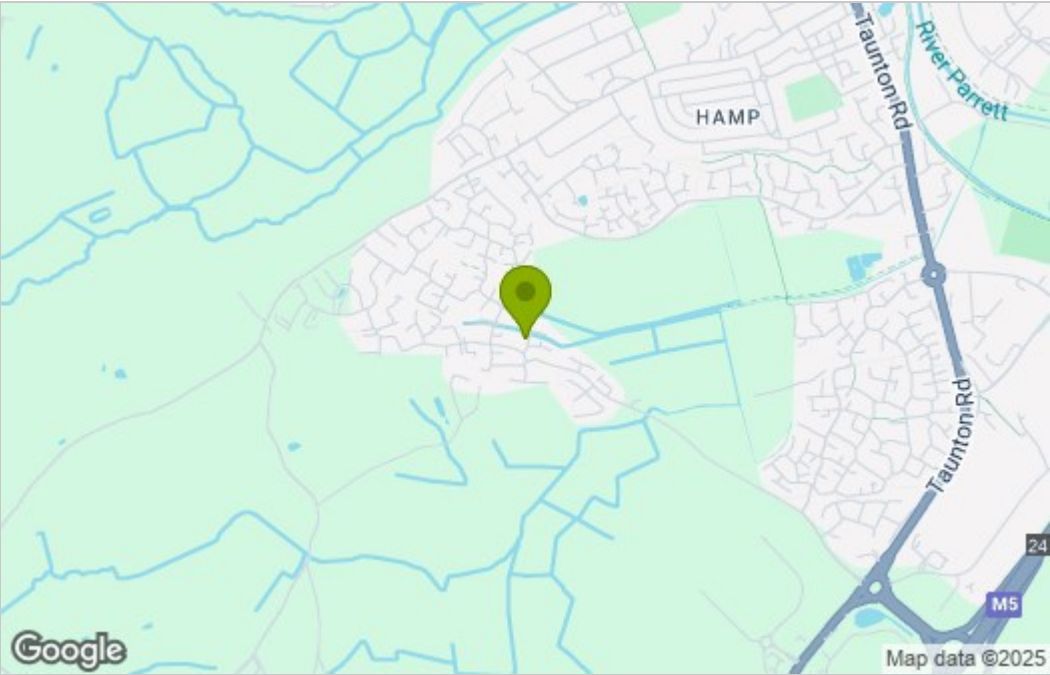
There is an annual charge of approximately £200 per annum payable to Remus Management Limited for the ongoing maintenance and upkeep of the estate.

Floor Plan

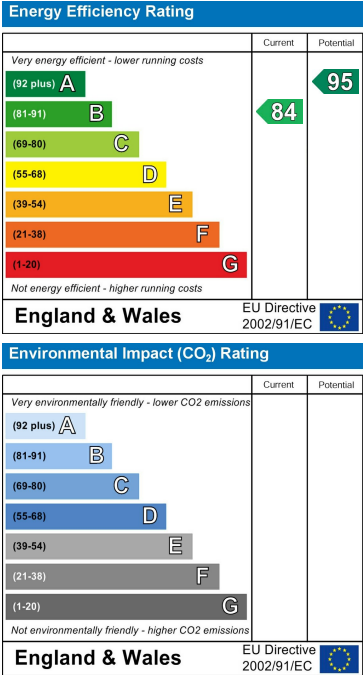


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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