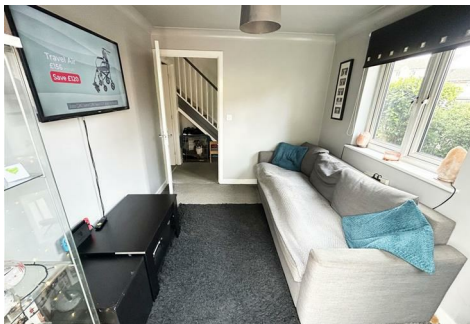


Natasha Howarth

ESTATE AGENTS



7 Colley Lane, Bridgwater, TA6 5JJ

£295,000

A modern three bedroom semi-detached house with two reception rooms, a great size garden and garage & parking.

This lovely home was built by Barratt Homes in 2007 and is situated on Colley Lane and within half a mile of the range of amenities in the town centre of Bridgwater and within walking distance of the train station. The property in brief comprises entrance hallway, lounge, dining room, kitchen and downstairs cloakroom to the ground floor with three bedrooms (ensuite to master) and a family bathroom to the first floor.

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

ENTRANCE HALLWAY

Staircase rising to first floor, radiator, doors leading to:

LOUNGE

Side aspect double glazed box bay window and front aspect double glazed window, feature fireplace, two radiators, coving to ceiling.

DINING ROOM

Double glazed window to front aspect, radiator, double glazed French doors opening onto the garden, coving to ceiling.

CLOAKROOM

Fitted with a two piece white suite comprising of low level WC and vanity wash hand basin with storage beneath. Radiator.

KITCHEN

Side aspect double glazed window, space for fridge/freezer and space and plumbing for a washing machine. Fitted with a range of grey wall and base units with roll top work surfaces. Inset stainless steel sink and drainer with mixer tap over. Integrated gas hob with electric oven and extractor, wall mounted boiler concealed in the cupboard, radiator, wood effect flooring.

LANDING

Doors leading to:

BEDROOM ONE

Front aspect double glazed window, radiator, door leading to:

ENSUITE SHOWER ROOM

Side aspect obscure double glazed window. Fitted with a three piece suite comprising wash hand basin, shower cubicle with shower over, low level WC, radiator.

BEDROOM TWO

Dual aspect double glazed windows, built in wardrobe, airing cupboard, radiator, loft access.

BEDROOM THREE

Side aspect double glazed window, radiator.

FAMILY BATHROOM

Three piece white suite comprising low level WC, panelled bath, wash hand basin, tiled splash backs.

GARDEN

Fully enclosed. A low maintenance garden in three sections. Patio adjacent to property, mainly laid to Astro- Turf with a decked area for a table and chairs. Pathway leading to the garage.

PARKING

Parking for several cars in front of the garage.

GARAGE

Up and over door to front. Personnel door to the garden.

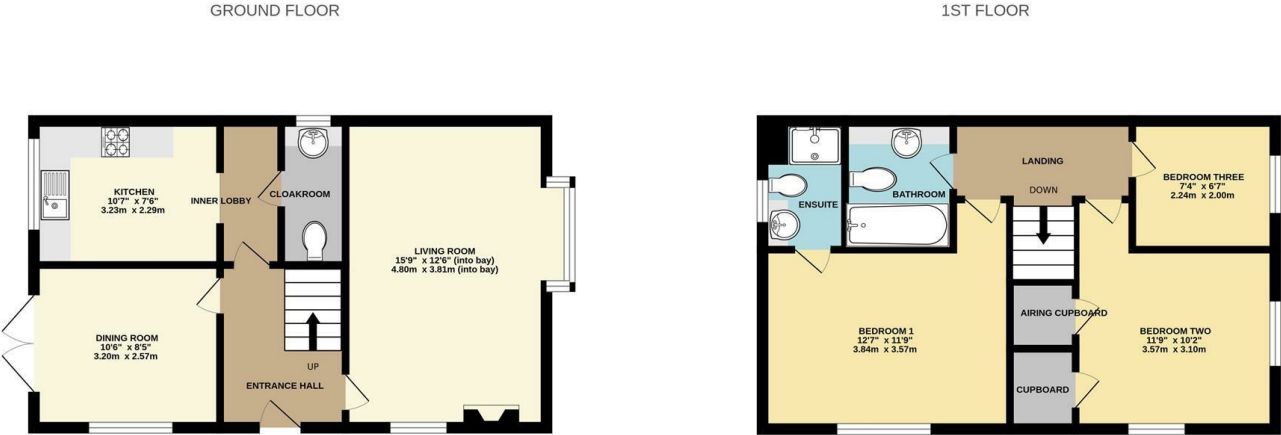
HEATING

Gas central heating system.

SERVICES

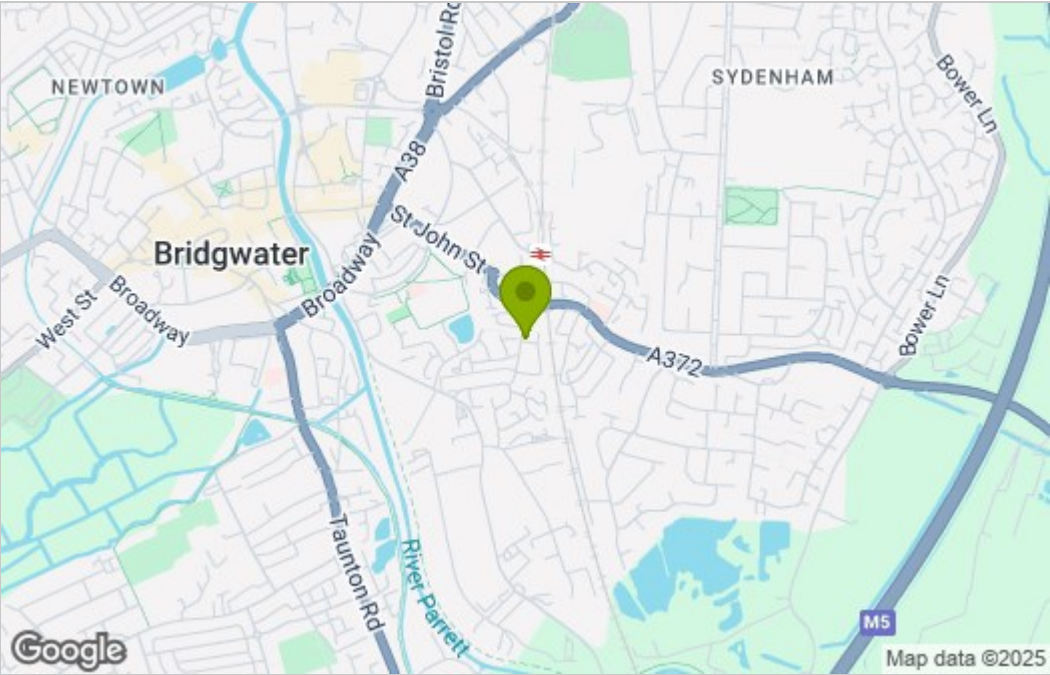
Mains electricity, gas, water and drainage.

Floor Plan

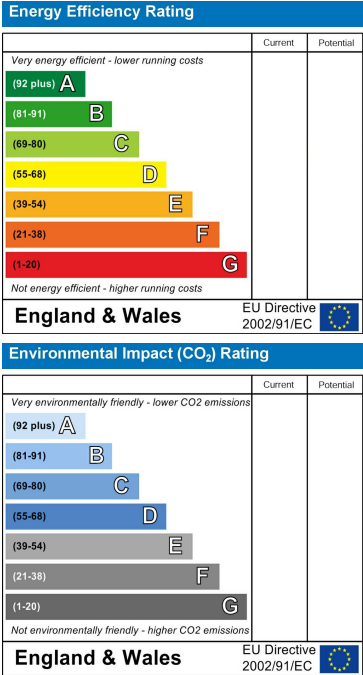


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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