

  
**Natasha Howarth**  
ESTATE AGENTS



20 Shellthorn Grove, Bridgwater, TA6 6UJ

**£270,000**

Natasha Howarth Estate Agents are pleased to offer to the market this wonderful three bedroom detached family home situated close to the head of a popular residential cul-de-sac on the Quantock view development on the Southern outskirts of Bridgwater and within a mile of both the A38 and junction 24 of the M5.

This spacious home is now in need of some modernisation and offers the prospective buyer a great size rear garden, garage and parking. The property is well placed for the range of amenities in the town centre and ideally situated within walking distance of both primary and secondary schools, GP surgery and pharmacies, with cycle paths and regular bus services also being close by. The centrally heated and double glazed accommodation briefly comprises entrance hallway, cloakroom, lounge/diner and kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom.

This property is offered to the market with the benefit of no onward chain.

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

## ENTRANCE

Via UPVC front door and canopy over.

## ENTRANCE HALLWAY

Door to storage and cloaks cupboard, doors to cloakroom and lounge/ diner.

## CLOAKROOM

Obscure front aspect double glazed window. Fitted with a two piece suite comprising wash hand basin and WC. Tiled walls, radiator.

## LOUNGE/ DINER

Front aspect double glazed bay window. Stair rising to first floor with under stairs cupboard. Feature fireplace. Three radiators, door to kitchen. Double glazed patio door opening to the garden and patio from the dining area.

## KITCHEN

Rear aspect double glazed window. Fitted with a matching range of wall, base and drawer units with work surfaces over and stainless steel sink and drainer unit inset. Space for cooker, including gas and electric points. Space and plumbing for a washing machine and space for fridge freezer. Tiled splash backs, wall mounted 'Worcester' boiler. Double glazed door leading to rear garden.

## LANDING

Double glazed window to side aspect. Airing cupboard housing the insulated hot water cylinder fitted with immersion heater. Loft hatch leading to partially boarded loft and hot water feeder tank. Doors to bedrooms and bathroom.

## BEDROOM ONE

Front aspect double glazed window. Radiator.

## BEDROOM TWO

Rear aspect double glazed window. Radiator.

## BEDROOM THREE

Front aspect double glazed window. Radiator.

## BATHROOM

Obscure rear aspect double glazed window. Fitted with a matching three piece suite comprising panelled bath with electric shower over, wash hand basin and WC. Tiled walls, radiator.

## EXTERIOR

### PARKING

On own drive to front.

### GARAGE

Accessed via up and over door, power and light connected, over head storage, personnel door leading to rear garden.

## REAR GARDEN

Fully enclosed with timber fencing. Circular patio area adjacent to house, mainly laid to lawn. Timber shed to remain. Timber pedestrian gate to paved side access path leading to front of property. Two Espalier pruned mature apple trees to rear of garden.

## SERVICES

Mains gas, electricity, water and drainage.

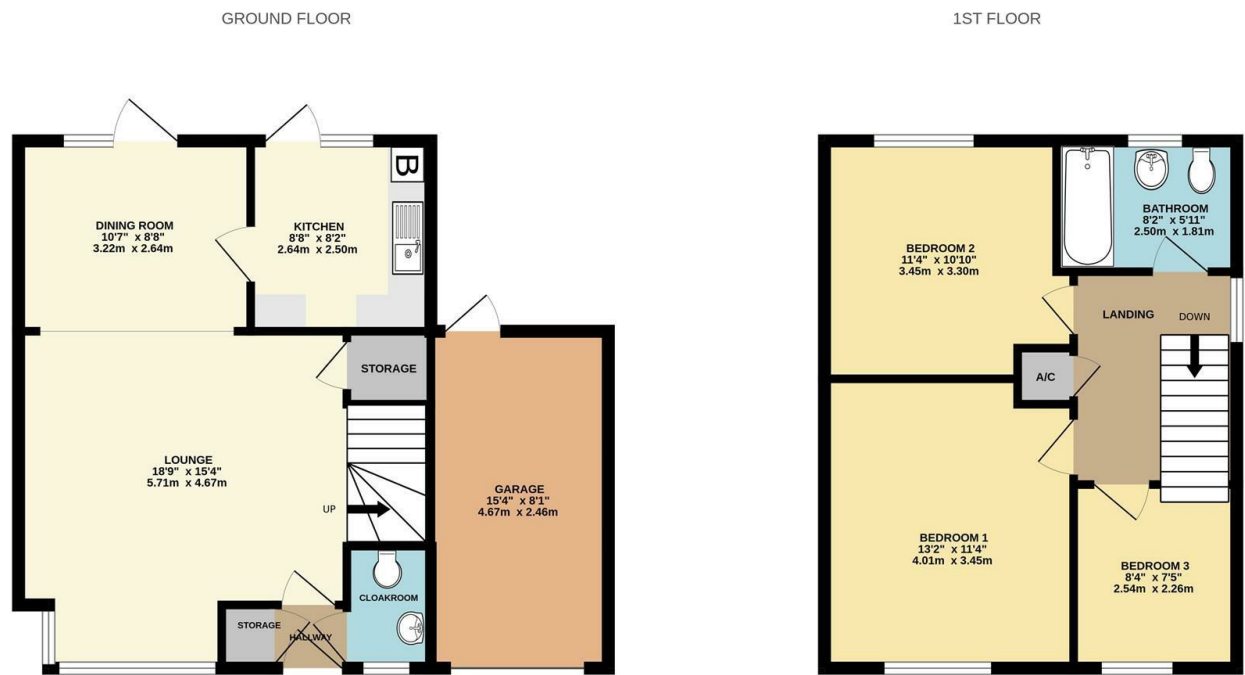
## HEATING

Gas central heating system.

## TENURE

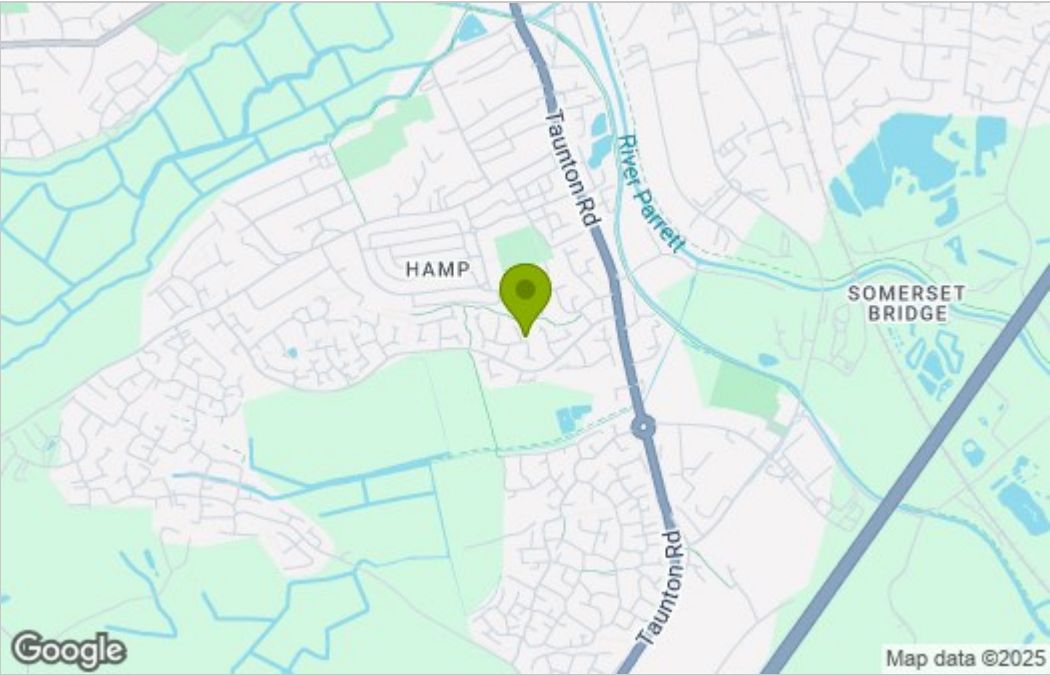
Freehold.

Floor Plan

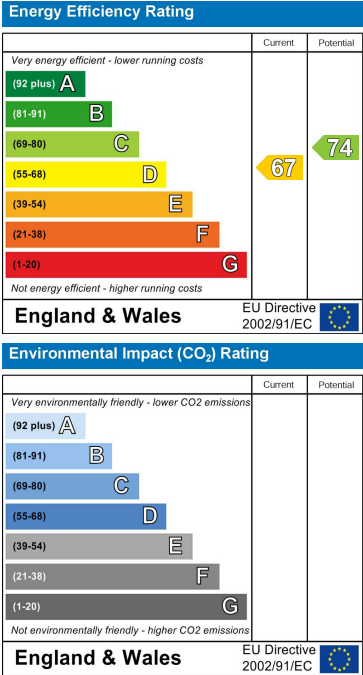


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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