

Natasha Howarth

ESTATE AGENTS



28 Fernleigh Avenue, Bridgwater, TA6 6AG

£269,950

Natasha Howarth Estate Agents are delighted to offer for sale this delightful detached 1930s bungalow with garage and rear vehicular access which is situated just off Taunton Road in a no through road on the Southside of Bridgwater.

This attractive two double bedroom home has been extensively improved over recent years to include an air source heat pump, solar panels and insulation. The bungalow has off road parking and an enclosed rear garden which is mainly laid to lawn with a patio area. The double glazed and centrally heated accommodation briefly comprises entrance hallway, living room, dining room, kitchen, two double bedrooms and a walk in wet room.

The property is located approximately ¾ mile from the town centre where all main town facilities and amenities can be found. Local shops are within easy walking distance of the property and there is a bus stop close by.

The property is offered to the market with NO ONWARD CHAIN.

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

ENTRANCE

Via UPVC double glazed door to:

ENTRANCE HALLWAY

Wood effect flooring, radiator. Doors to living room, dining room, bedrooms and shower room.

LIVING ROOM

Double glazed bow window to front aspect. Feature fireplace. Wood effect flooring, radiator.

DINING ROOM

Rear aspect double glazed window, wood effect flooring, radiator. Opening to:

KITCHEN

Double glazed window to rear aspect. Fitted with a matching range of wall, base and drawer units with roll top work surfaces over and sink and drainer unit inset. Space and point for a cooker, space for fridge/freezer, space and plumbing for a washing machine. Tiled splashbacks. Double glazed door to:

SUN ROOM

Dual aspect double glazed windows with sloping roof. UPVC double glazed door to rear garden.

BEDROOM ONE

Front aspect double glazed bow window. Wall of wardrobe's to remain. Wood effect flooring, radiator.

BEDROOM TWO

Rear aspect double glazed window. Radiator. Built in wardrobe housing tank for heating & water.

WET ROOM

Side aspect obscure double glazed window. Fitted with a walk in shower, vanity wash hand basin and W.C. Radiator.

EXTERIOR

PARKING

To front of property.

GARDEN

Tiered garden with raised patio adjacent to house and steps down to lawned area with pathway providing access to:

GARAGE

Via up and over door. Accessed via shared lane to rear.

HEATING

Electric air source heat pump- providing low cost energy reducing utility outgoings.

NB

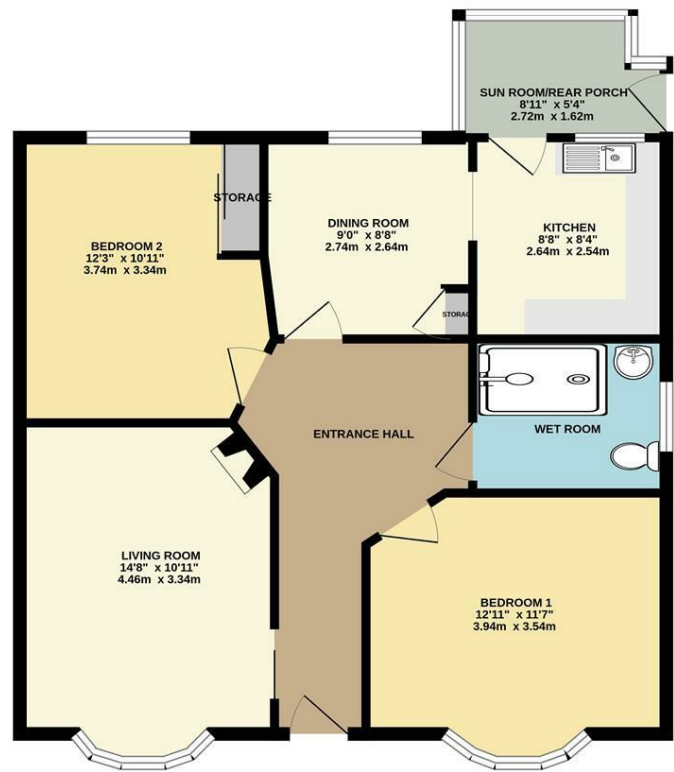
The bungalows predicted EER rating is a C since the solar panels, air source heat pump has been fitted. The Energy Performance Report (EPR) is not a lodged

EPC. It is a summary and explanation document following an assessment conducted by an ECMK accredited Member . The EPR is based on RdSAP calculation methodology that is used to calculate the predicted energy use of domestic properties in the UK.

For more information please contact the vendors agent

Floor Plan

GROUND FLOOR

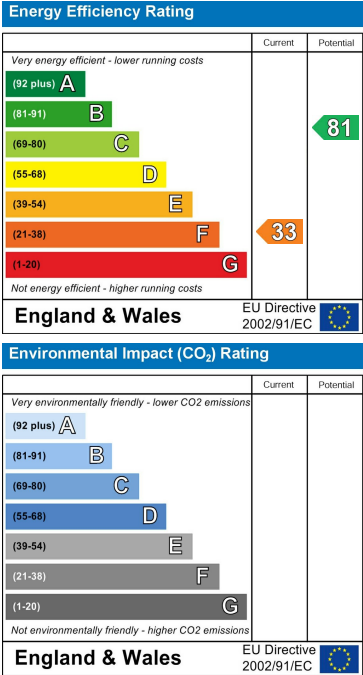


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025

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.



01278 574562 07710 392220
sales@nhowarthestateagents.co.uk
www.natashahowarthestateagents.co.uk

