


Natasha Howarth
ESTATE AGENTS



15 Marina Row, Colley Lane, Bridgwater, TA6 5JW

£185,000

Natasha Howarth Estate Agents are pleased to offer for sale this extended mid terraced house which is situated just off Colley Lane and conveniently situated for access to both the town centre and mainline station. The property is in need of some modernisation and offers a great opportunity to both investors and owner occupiers alike.

The double glazed and centrally heated accommodation briefly comprises entrance hallway, WC, fitted kitchen and lounge/ diner to the ground floor with two bedrooms and a shower room upstairs.

The property has a good size garden, parking and an oversized garage with electric door.

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

ENTRANCE

Via double glazed door with obscure panes to:

ENTRANCE HALLWAY

Stairs rising to first floor with storage cupboard beneath. Doors to W.C and lounge/ diner, opening to kitchen. Radiator.

WC

Double glazed window to front aspect. Fitted with a WC with push button flush.

KITCHEN

Front aspect double glazed window. Fitted with a range of matching wall, base and drawer units with roll top work surfaces over and stainless steel sink and drainer unit inset. Space for freestanding cooker.. Space and plumbing for washing machine, space for fridge/ freezer Tiled splashbacks.

LOUNGE/ DINER

Double glazed French doors to rear garden. Feature fireplace. Two radiators.

LANDING

Airing cupboard housing 'Worcester' boiler. Loft hatch. Doors to bedrooms and shower room.

BEDROOM ONE

Rear aspect double glazed window, radiator,

BEDROOM TWO

Double glazed window to front aspect. Radiator.

SHOWER ROOM

Obscure front aspect double glazed window. Fitted with a three piece suite comprising large shower cubicle with electric shower over, pedestal wash hand basin and WC. Partially tiled walls, radiator.

EXTERIOR

PARKING

For multiple vehicles.

REAR GARDEN

Enclosed by timber fencing. Patio area adjacent to house, mainly laid to shingle. Pathway to garage.

GARAGE

Electric door to and personnel door to the lane. Double glazed window and patio doors to the garden.

SERVICES

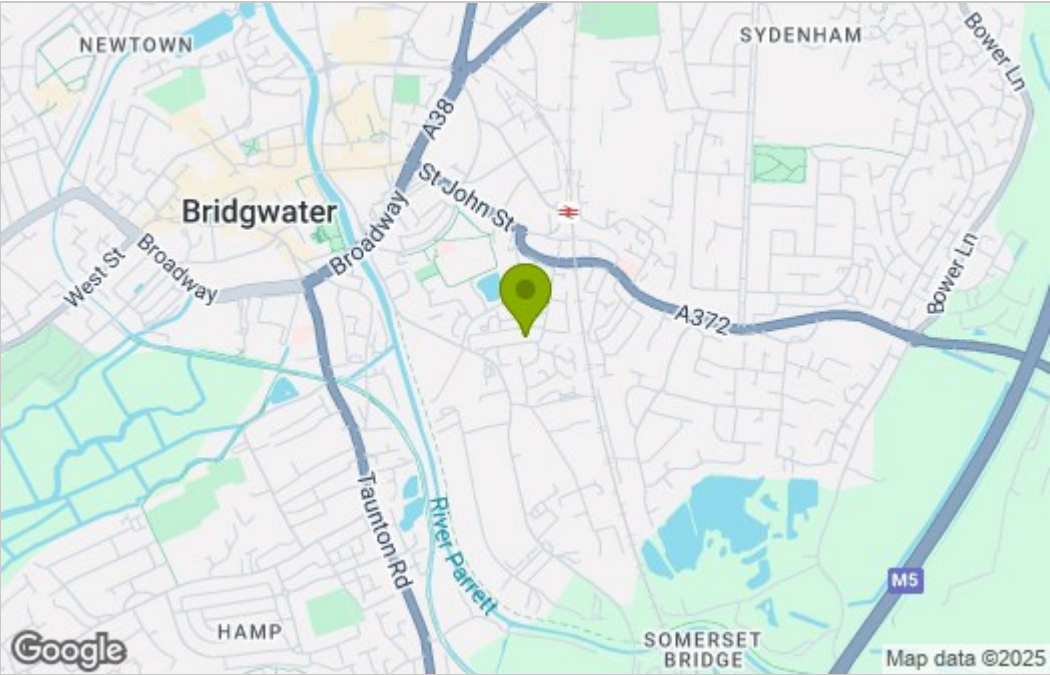
Mains gas, electricity, water and drainage.

Floor Plan

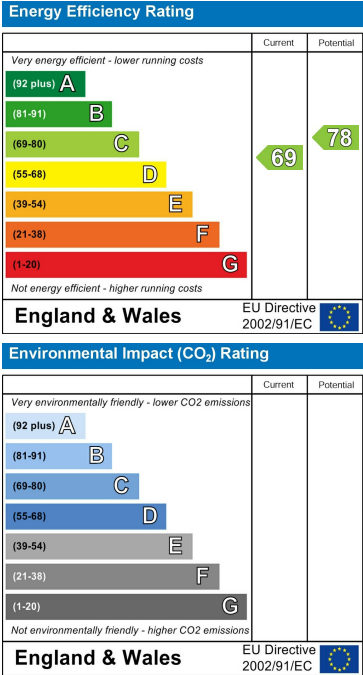


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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