

  
**Natasha Howarth**  
ESTATE AGENTS



**21 The Copse, Bridgwater, TA6 4DW**

**£325,000**

Natasha Howarth Estate Agents would like to offer to the market this fine example of a four bedroom detached house situated in an appealing tucked away position on the edge of the popular Bower Manor development on the Eastern outskirts of Bridgwater. The property is double glazed with gas central heating and is in good decorative order throughout. In addition there is ample off street parking on own drive for many vehicles and a garage.

The property has a low maintenance garden to sit and enjoy the sun and also retains a high degree of privacy. The accommodation briefly comprises entrance porch, living room, conservatory, kitchen, cloakroom and dining room to the ground floor. Upstairs there are four good size bedrooms (ensuite to master) and a family bathroom.

The property is ideally placed to benefit from the local amenities including Tesco Express, shops, doctors surgery, pharmacy, takeaways and Bridgwater Community Hospital.

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

#### **ENTRANCE**

Via UPVC front door with obscure fanlight to:

#### **PORCH**

Door to living room.

#### **LIVING ROOM**

Double glazed window to front aspect. Feature gas fireplace with brick surround. Two radiators, door to the stairs, opening to the dining room.

#### **DINING ROOM**

Radiator. Door to the kitchen. Double glazed patio doors to the conservatory.

#### **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. Range style cooker with extractor over, space and plumbing for washing machine, space for dishwasher. Partially tiled walls, wood effect flooring, Opening to:

#### **LOBBY**

Double glazed door to the garden. Door to cloakroom.

#### **CLOAKROOM**

Double glazed obscure window to side aspect. Fitted with a white two piece suite comprising W.C and wash hand basin with tiled splash backs. Wood effect flooring, radiator.

#### **CONSERVATORY**

Dual aspect glazed windows with vaulted roof and doors leading to the garden.

#### **LANDING**

Loft hatch. Doors to bedrooms and bathroom. Airing cupboard.

#### **BEDROOM ONE**

Double glazed window to front aspect. Built in wardrobes with mirrored sliding doors. Radiator. Door to:

#### **ENSUITE**

Double glazed obscure window to side aspect. Fitted with a three piece suite comprising shower cubicle with shower over, wash hand basin and W.C. Partially tiled walls and wood effect flooring.

#### **BEDROOM TWO**

Double glazed window to rear aspect. Built in wardrobes with mirrored sliding doors. Radiator.

#### **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

#### **BEDROOM FOUR**

Double glazed window to front aspect. Radiator.

#### **BATHROOM**

Front aspect obscure double glazed window. Fitted with a matching three piece suite comprising panelled bath with shower over, wash hand basin and WC, partially tiled walls, wood effect flooring, heated towel rail.

#### **EXTERIOR**

#### **PARKING**

On own driveway for multiple vehicles.

#### **GARAGE**

Up and over door. Power and light connected. Wall mounted combi boiler.

#### **GARDEN**

Fully enclosed with a combination of timber fencing and brick walling. Large patio adjacent to property. Shed to remain. Timber gate to the front of the property. Timber gate to the road.

#### **SERVICES**

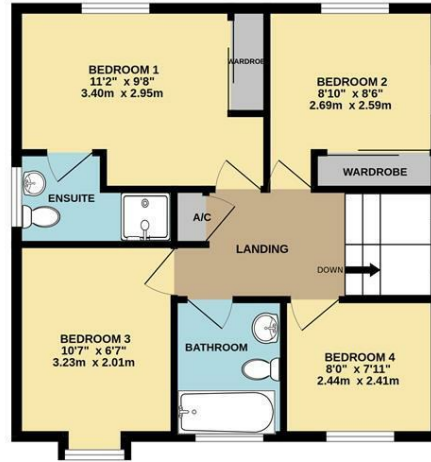
Mains gas, electricity, water and drainage.

# Floor Plan

GROUND FLOOR

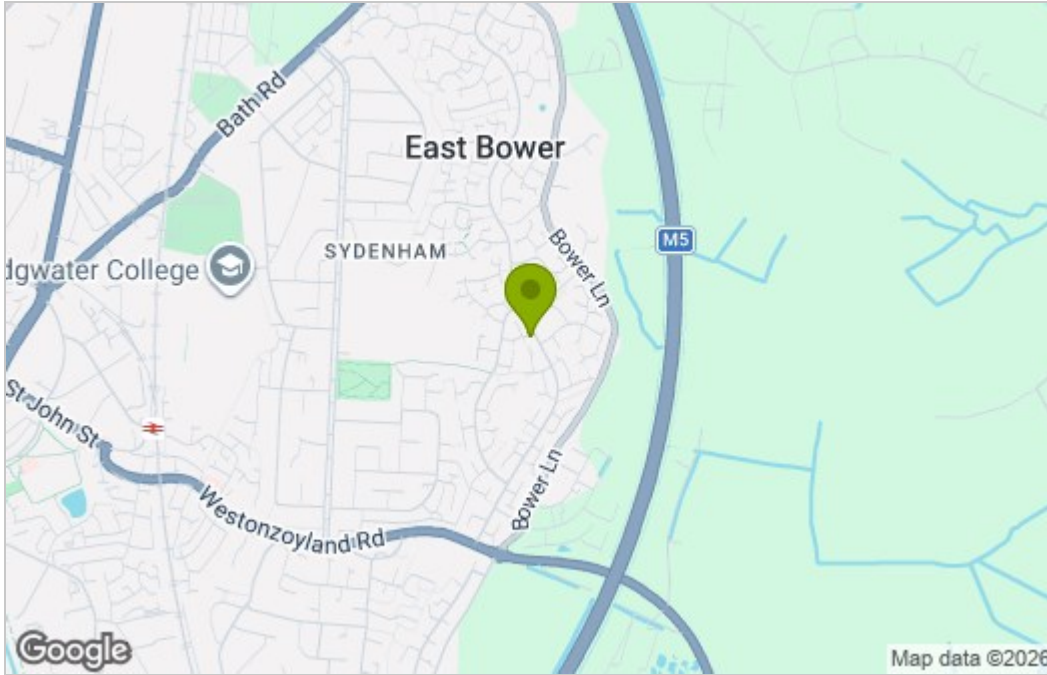


1ST FLOOR



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.  
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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.natashowarthestateagents.co.uk

