


Natasha Howarth
ESTATE AGENTS



16 Reed Close, Bridgwater, TA6 6UX

£265,000

Situated in a quiet cul-de-sac within the highly sought-after Quantock View development on the southern outskirts of Bridgwater, Natasha Howarth Estate Agents are delighted to present this well-positioned detached family home to the market. Offering double glazing and gas central heating throughout, the property provides an excellent opportunity for purchasers seeking a home with scope for modernisation and the chance to create a property tailored to their own tastes and requirements. The accommodation briefly comprises an entrance hallway, cloakroom, kitchen, spacious lounge/dining room, and conservatory to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from an attached garage with a useful workshop/store area to the rear, together with an enclosed rear garden enjoying a good degree of privacy.

Offered for sale with the added advantage of no onward chain, early viewing is strongly recommended.
For further information or to arrange an appointment to view, please contact the sole selling agents.

ENTRANCE

Via double glazed front door leading to:

ENTRANCE HALLWAY

Doors to:

CLOAKROOM

Double glazed obscure window to front aspect. Fitted with a two piece suite comprising a wash hand basin and WC. Radiator.

LOUNGE/ DINER

Double glazed bay window to front aspect. Stairs rising to first floor. Two radiators. Under stairs cupboard. Door to the kitchen. Double glazed patio doors to the conservatory.

KITCHEN

Front aspect double glazed window. Fitted with a matching range of 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 splash backs, radiator. Rear aspect double glazed door.

CONSERVATORY

Dual aspect double glazed windows with double glazed door to rear garden.

LANDING

Double glazed window to side aspect. Airing cupboard housing the water tank. Doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Obscure rear aspect double glazed window. Fitted with a three piece white suite comprising panelled bath with wall mounted electric shower and shower screen, pedestal wash hand basin and WC, part tiled walls.

EXTERIOR

PARKING

On own driveway for multiple vehicles.

GARAGE/ WORKSHOP

Accessed via double doors to the front with power and light connected and eaves storage, personnel door to garden.

GARDEN

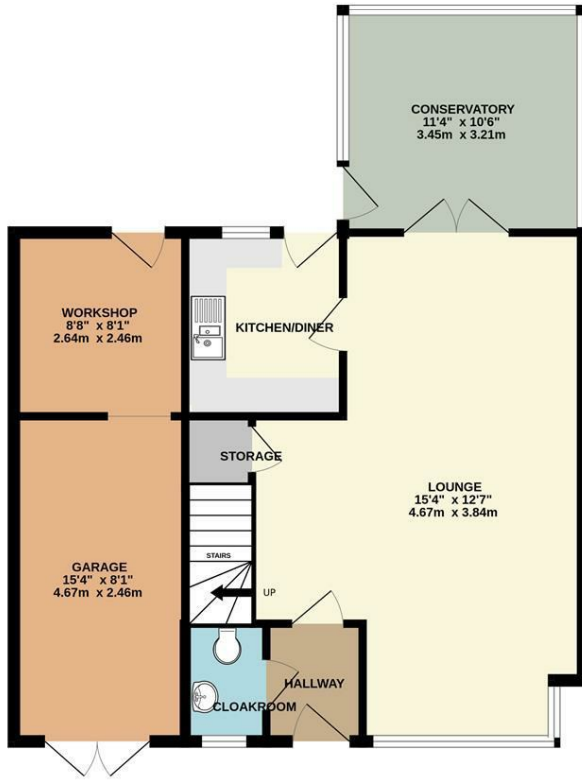
Enclosed predominantly by timber fencing. Decked area adjacent to house with raised fish pond. Two sheds to remain.

SERVICES

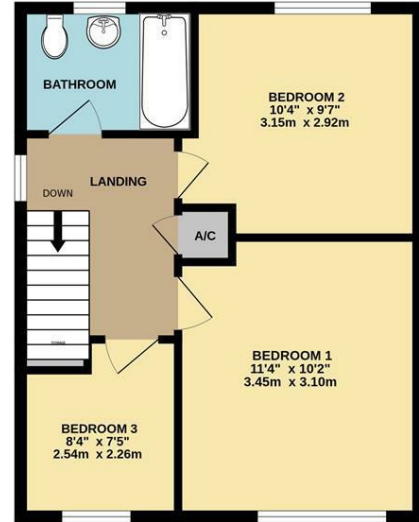
Mains electricity, gas, water and drainage.

Floor Plan

GROUND FLOOR

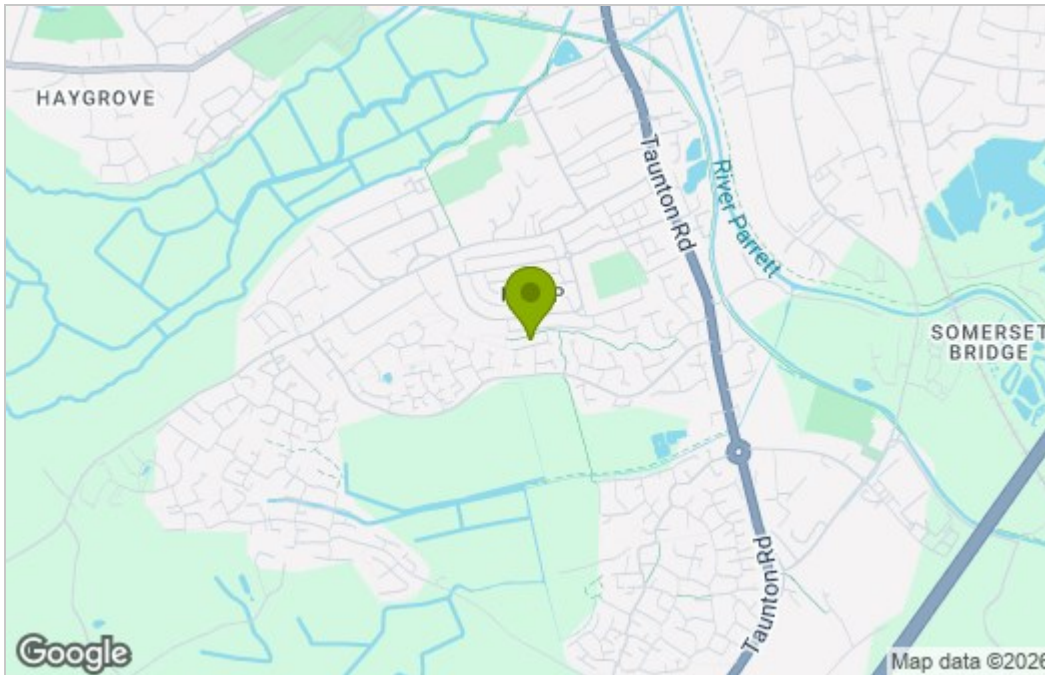


1ST FLOOR

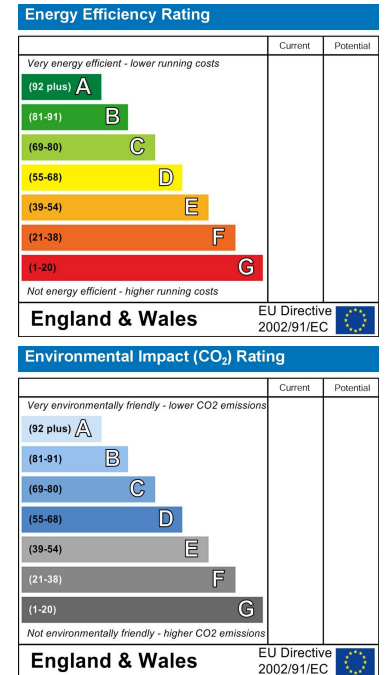


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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.