

  
**Natasha Howarth**  
ESTATE AGENTS



**5 Kilburn Drive, Bridgwater, TA6 4XU**

**£215,000**

Natasha Howarth Estate Agents are delighted to offer for sale this nicely positioned semi-detached house which is situated in a cul-de-sac location on the popular Bower Manor development on the eastern outskirts of Bridgwater. The property benefits from double glazing but otherwise is now in need of modernisation and is offered to the market with NO ONWARD CHAIN. The property briefly comprises entrance porch, living room, dining room and kitchen to the ground floor with three bedrooms and a bathroom to the first floor. In addition there is parking, a garage, carport and a good size enclosed rear garden which retains a good degree of privacy.

Kilburn Drive 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.

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## ENTRANCE

Via double glazed door and window combination unit to

## PORCH

Wooden door leading to:

## LIVING ROOM

Double glazed window to front aspect. Stairs rising to first floor. Cupboard. Opening to:

## DINING ROOM

Double glazed French doors to the garden.

## KITCHEN

Double glazed window to rear aspect. Fitted with a matching range of wall, drawer and base units with roll work surfaces over and one and a quarter sink and drainer unit inset. Tiled splashbacks. Cooker to remain with concealed extractor over. Space for fridge and space and plumbing for a washing machine.

## BEDROOM ONE

Double glazed window to front aspect. Fitted with built in wardrobes, cupboards and drawers.

## BEDROOM TWO

Double glazed window to rear aspect.

## BEDROOM THREE

Double glazed window to front aspect.

## BATHROOM

Obscure rear aspect double glazed window. Fitted with a three piece suite comprising panelled bath, vanity wash hand basin and WC. Partially tiled walls.

## LANDING

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

## EXTERIOR

### PARKING

In front of the garage.

### GARAGE

Up and over door.

### CARPORT

Parking for one vehicle.

## GARDEN

Enclosed by panel fencing with small decked area adjacent to house. Mainly laid to Lawn. Wooden garden shed to remain. Side pedestrian gate providing access to the front of the property.

## SERVICES

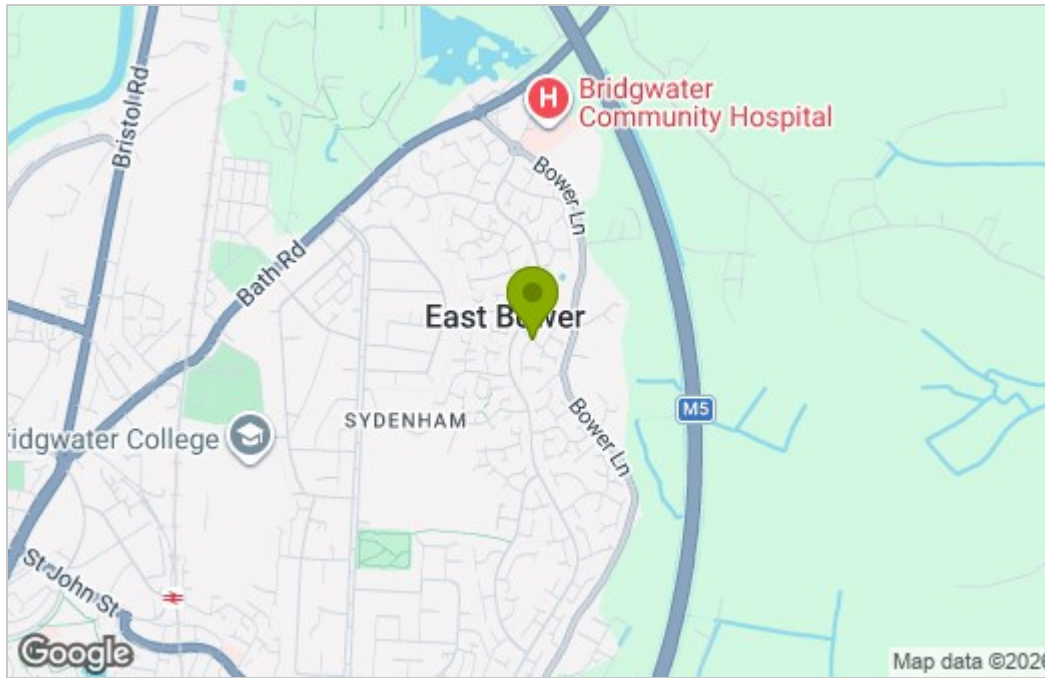
Mains gas, electricity, water and drainage.

# Floor Plan

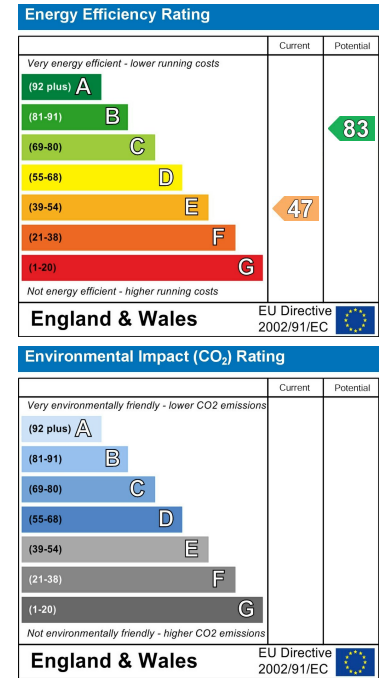


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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