


Natasha Howarth
ESTATE AGENTS



16 Greatwood Close, Bridgwater, TA6 6UL

£299,950

Natasha Howarth Estate Agents would like to offer to the market this superbly renovated and modernised detached house located in a choice position on the Quantock view development on the Southern outskirts of Bridgwater and within a mile of both the A38 and junction 24 of the M5. A particular feature of the property is the impressive kitchen/ diner opening onto the lovely garden. Internally the accommodation briefly comprises entrance hall, cloakroom, lounge and kitchen/diner to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there is off road parking to the front for multiple vehicles, a garage and an impressive garden to the rear.
For an appointment to view please contact the vendors sole agent.

ENTRANCE

Via UPVC front door leading to:

HALL

Doors to cloakroom and lounge.

CLOAKROOM

Obscure front aspect double glazed window. Fitted with a two piece suite comprising vanity wash hand basin and WC. Partially tiled walls, heated towel rail.

LOUNGE

Front aspect double glazed bay window. Stair rising to first floor with under stairs cupboard. Two radiators. Opening to:

KITCHEN/ DINER

Rear aspect double glazed window. Fitted with a matching range of wall, base and drawer units with work surfaces over and stainless steel sink and drainer unit inset. Integrated oven, grill and microwave. Integrated gas hob with splashback and extractor. Integrated fridge/ freezer, space and plumbing for a washing machine and integrated dishwasher. Splashbacks, wall mounted boiler concealed in cupboard. Radiator.

Double glazed French doors opening onto the garden.

LANDING

Double glazed window to side aspect. Airing cupboard. Loft hatch. Doors to bedrooms and bathroom.

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to front aspect. Built in cupboard. Radiator.

BATHROOM

Obscure rear aspect double glazed window. Fitted with a matching three piece suite comprising panelled bath with shower over and glass screen, vanity wash hand basin and WC. Tiled walls, radiator.

EXTERIOR

PARKING

On own driveway for multiple vehicles.

GARAGE

Accessed via up and over door, power and light connected, over head storage, personnel door leading to rear garden.

GARDEN

Fully enclosed with timber fencing. Mainly laid to lawn. Timber shed to remain.

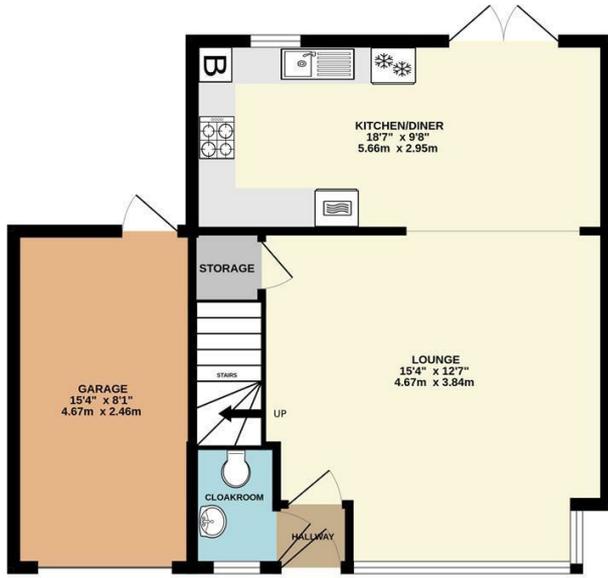
SERVICES

Mains gas, electricity, water and drainage.

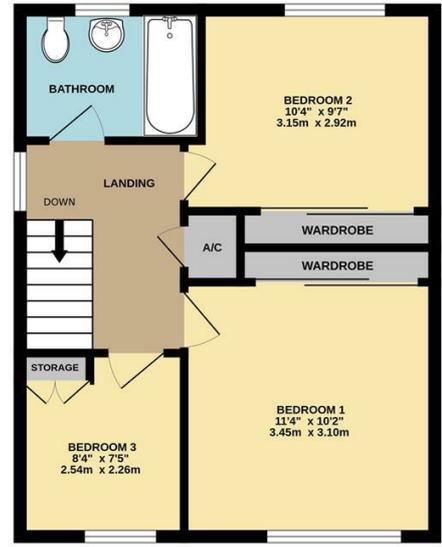
The property has had a recently upgraded heating system.

Floor Plan

GROUND FLOOR

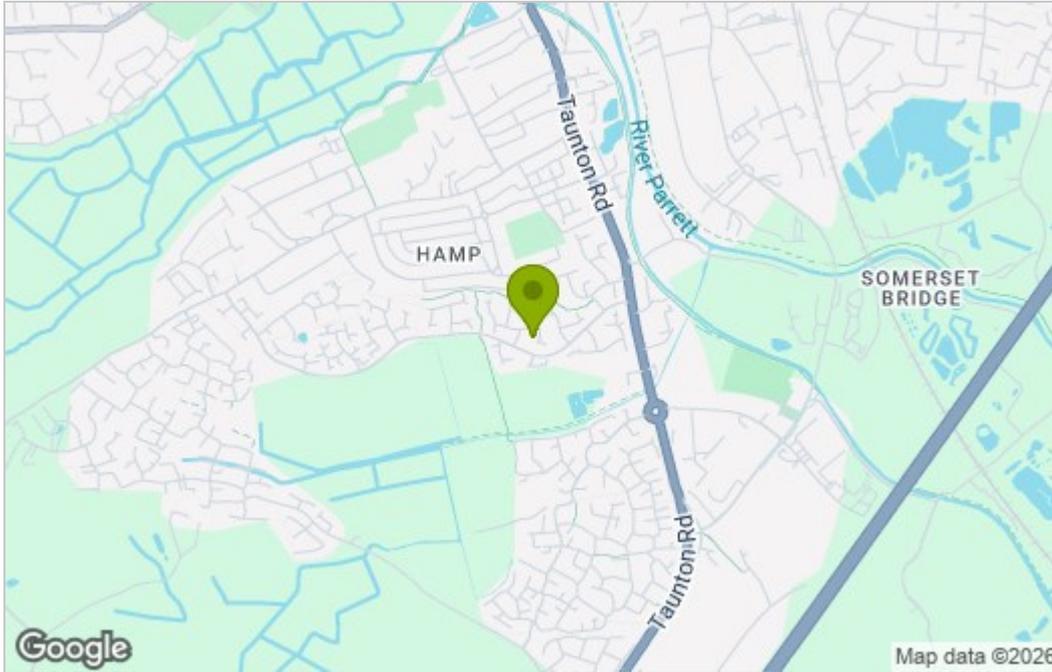


1ST FLOOR



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.



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