

  
**Natasha Howarth**  
ESTATE AGENTS



**10 Frederick Road, Bridgwater, TA6 4NF**

**£240,000**

A fantastic opportunity to acquire this well-presented extended terraced home, ideally located just off Bath Road on the eastern outskirts of Bridgwater. This spacious three-bedroom property offers versatile accommodation, featuring a standout kitchen/breakfast room, making it an ideal choice for both owner-occupiers and investors.

The home benefits from double glazing and central heating throughout, with the added advantage of a boiler that is only two years old. The property is also within Council Tax Band A, offering an affordable ongoing cost.

In brief the property comprises entrance porch, hall, lounge/ diner, kitchen/ breakfast room to the ground floor. Upstairs there are three bedrooms and a family bathroom. Externally, the property enjoys off road parking and an enclosed rear garden, providing a private outdoor space ideal for relaxing or entertaining. There is also a useful summerhouse to remain.

Frederick Road is conveniently positioned close to Bridgwater College and within half a mile of local shops and schools. Bridgwater town centre, offering a wider range of amenities, is approximately one mile away.

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

## ENTRANCE

Via double glazed front door and window combination unit to:

## PORCH

Double glazed door to:

## HALL

Staircase rising to first floor, radiator, door to lounge/ diner.

## LOUNGE/ DINER

Front aspect double glazed bay window, feature fireplace with electric fire inset, radiator. Under stairs cupboard. Door to the kitchen/ breakfast room.

## KITCHEN/ BREAKFAST ROOM

Rear aspect double glazed window. Fitted with a range of cream wall and base units with roll top work surfaces over and sink and drainer unit inset. Integrated oven, integrated gas hob with chimney style extractor over. Space for a dishwasher, space and plumbing for a washing machine. Space for fridge freezer. Tiled splashbacks. Tiled floor, radiator. Breakfast bar. Boiler mounted on the wall concealed in the cupboard. Rear aspect double glazed door to garden.

## LANDING

Doors to bedrooms and bathroom. Loft hatch.

## BEDROOM ONE

Front aspect double glazed bay window, radiator.

## BEDROOM TWO

Rear aspect double glazed window, radiator. Airing cupboard housing the water tank.

## BEDROOM THREE

Front aspect double glazed window, radiator

## BATHROOM

Obscure rear aspect double glazed window, panelled P shaped bath with shower over, wash hand basin and W.C. Tiled walls, tiled floor, heated towel rail.

## EXTERIOR

### PARKING

Timber gates to the front of property leading to large drive for multiple vehicles.

### GARDEN

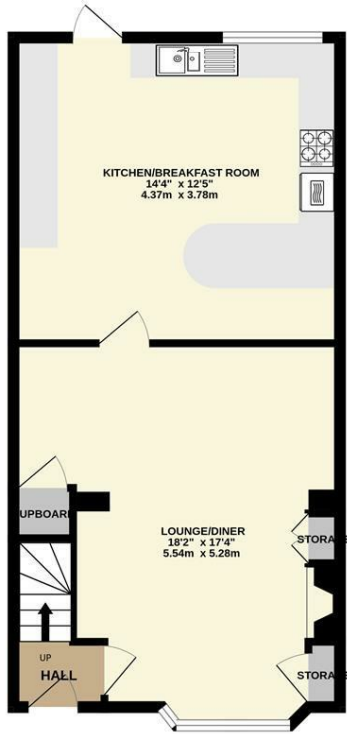
Fully enclosed, mainly laid to lawn with patio adjacent to house. Timber summerhouse to remain (power connected). Shared alleyway providing access to the front of property.

### SERVICES

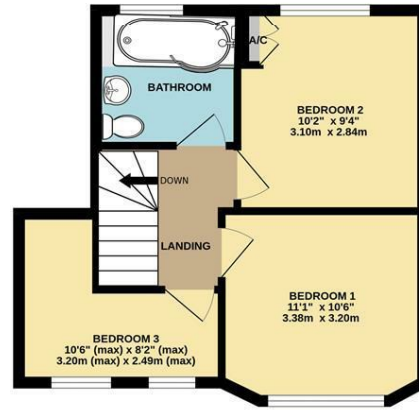
Mains gas, electricity, water and drainage.

# Floor Plan

GROUND FLOOR

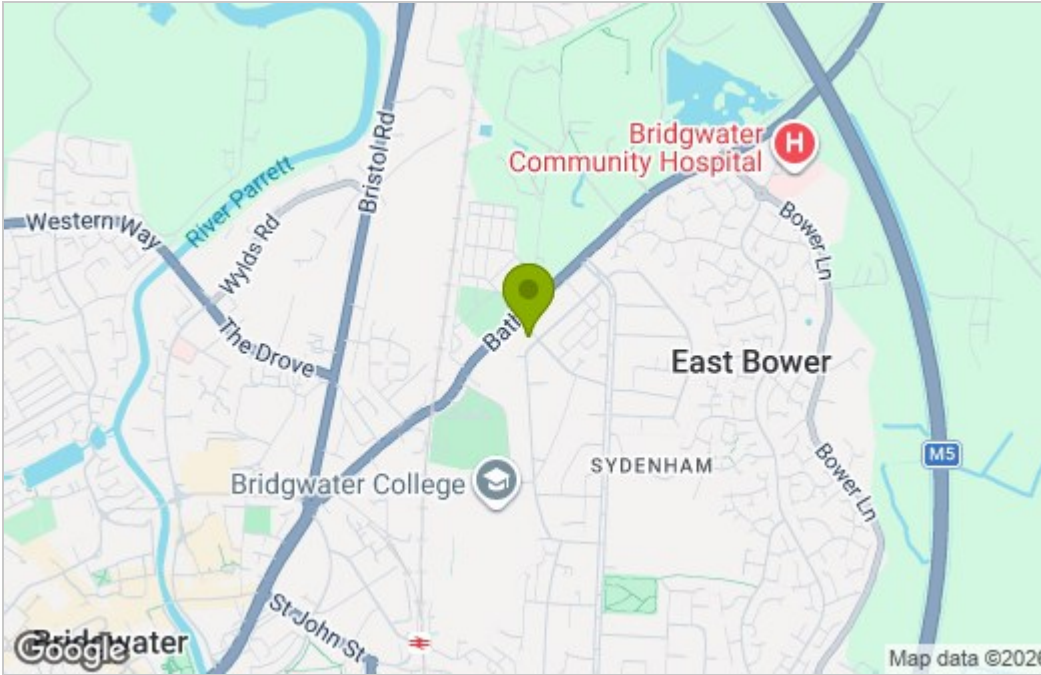


1ST FLOOR

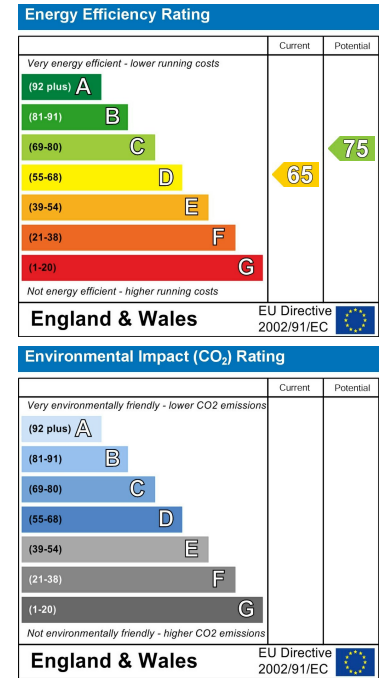


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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