





£550,000

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



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Energy
Rating

E

Council Tax Band



Services

Mains electricity, water and private treatment plant are connected. Oil fired central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

Head east from Bridgwater town centre along Broadway (A39), crossing the River Parrett. At the roundabout, take the third exit onto Bath Road (A39) and continue for around a mile. At the next roundabout—by Bridgwater Community Hospital—take the second exit onto Bower Lane. Follow Bower Lane for approximately half a mile, and Collys Croft will be found on the left-hand side.

Description

Set behind wrought iron electric gates, this well-presented home offers flexible living with multiple reception rooms, four light-filled bedrooms, low maintenance gardens, an enclosed allotment and a covered hot tub area. An impressive range of outbuildings with annexe potential (STPP) compliments the generous plot, which includes ample driveway parking.

Upon entering the property, you're welcomed into a spacious entrance hall. To the right lies the formal dining room, ideal for entertaining, while to the left, the family room provides a cosy retreat with a charming bay window. At the heart of the home, the breakfast room flows seamlessly into the well-equipped kitchen which is fitted with a range of wall, base, and drawer units, and includes an integrated fridge/freezer and dishwasher, with space provided for a range-style cooker. A functional central island with a built-in wine rack adds character, making this a practical and sociable space for everyday living and entertaining. Adjoining the kitchen is a utility room and a separate WC, ensuring practicality for family life. Beyond, a boiler room/storage area offers additional versatility. Adjacent to the kitchen lies the sitting room which is generously proportioned, perfect for family gatherings and relaxation. A striking fireplace made of Muchelney stone serves as the focal point of the room, while double doors open into a light-filled conservatory – a delightful spot to enjoy year-round, with direct access out to the garden.

The first floor offers four light and airy bedrooms, each thoughtfully arranged around a central landing. The principal bedroom enjoys dual-aspect windows, flooding the space with natural light, and benefits from a useful en suite shower room. The second bedroom is a generous double with ample space for wardrobes or additional furniture. Bedrooms three and four are ideal for children, guests, or as a home office, each enjoying pleasant views and plenty of natural light. Off the landing, there is a handy airing cupboard and access to the loft, providing additional storage options.

Location

East Bower is situated on the edge of Bridgwater which offers facilities such as an array of shops, restaurants, bars, food superstores and train station, perfect for those looking to commute. Its leisure facilities include health centre, cinema, and ten pin bowling. With Bridgwater College boasting a wide range of studying opportunities, which includes Cannington College where the National College for Nuclear (NCfN) is based. It is a popular choice for commuters due to its convenient transport links, including the M5 at Junction 23.



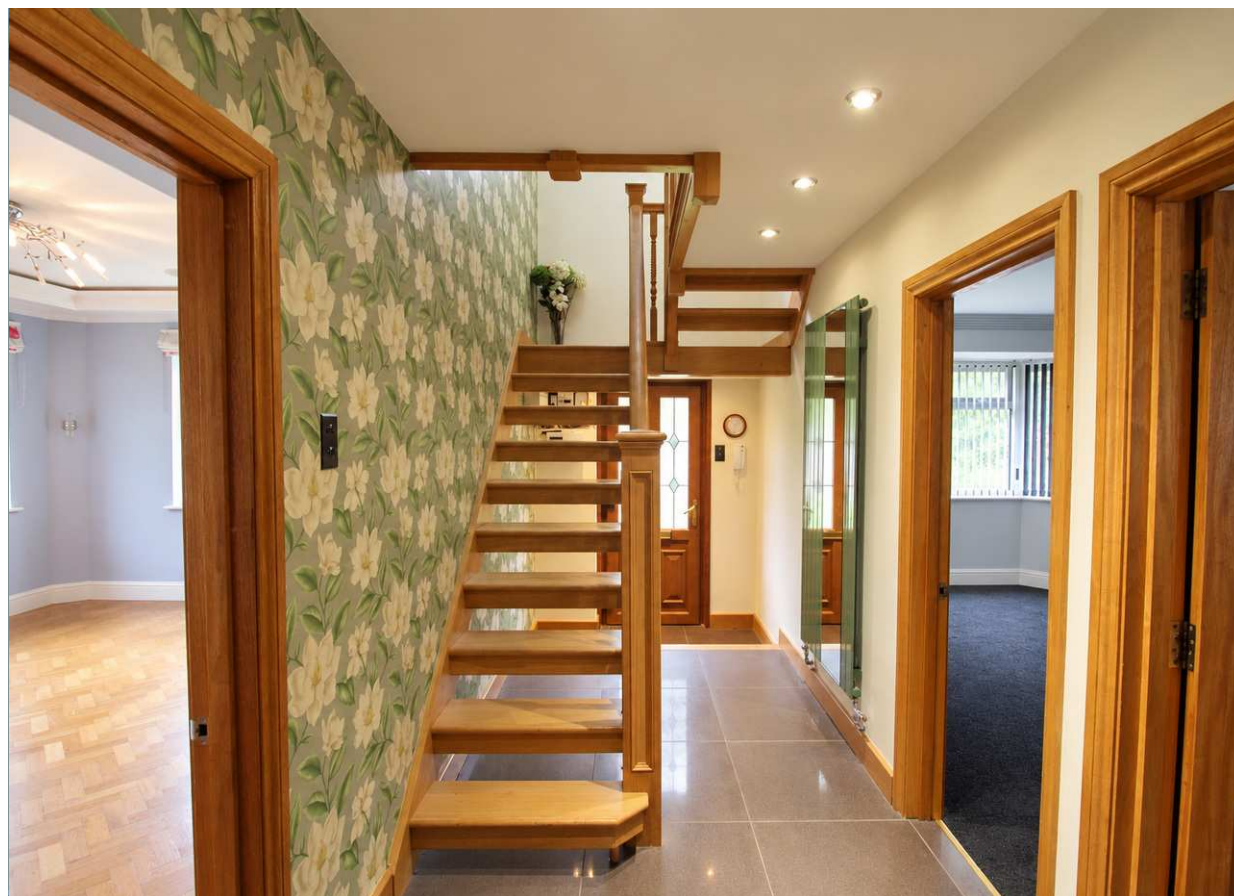


The garden offers a spacious and versatile outdoor area, thoughtfully landscaped with a combination of paved and lawned sections. A low red brick retaining wall defines the central lawn, bordered by raised beds filled with decorative slate and established planting. Completing the rear garden is an expansive covered hot tub area, offering a luxurious outdoor retreat that's perfect for entertaining or relaxing in privacy. This property excels in versatility with a superb array of outbuildings. A double garage (with power and lighting) provides ample parking or storage and is accompanied by a studio with WC – ideal as a home office, hobby space, or gym, and offering potential to be converted into a self contained annexe, subject to the necessary planning permissions and consents (STPP).

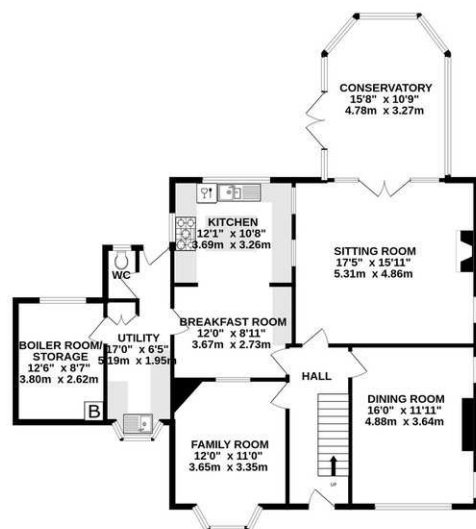
Adjacent lies a charming workshop and store room, offering further potential for creative or practical use. The property is approached via double wrought iron gates, leading onto a large, sweeping driveway that provides extensive off-road parking. To one side, a generously sized lawned garden is enclosed by timber fencing, offering a flexible outdoor space ideal for families. Beyond this lies a fully enclosed allotment area, perfect for growing vegetables or enjoying outdoor projects. In front of the main house, a further area of lawn adds to the property's attractive frontage and sense of space.



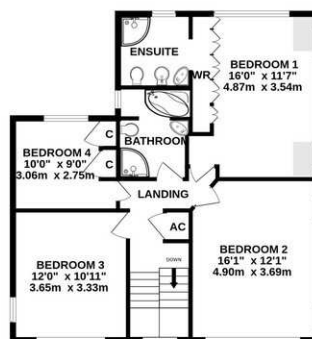
- Spacious and adaptable living areas including a formal dining room, cosy family room and generous sitting room, perfect for both family life and entertaining.
- Four light-filled bedrooms, including a dual-aspect principal with en suite, plus loft access and an airing cupboard for practical family living.
- Bespoke woodwork, parquet flooring, underfloor heating (kitchen and conservatory), plus air conditioning add comfort, style and quality throughout this beautifully finished home.
- Impressive outbuildings include a garage, studio with WC, workshop and store—offering excellent versatility and annexe potential (STPP) for work, leisure or multigenerational living.
- A large, private outdoor setting featuring lawned gardens, an enclosed allotment and extensive driveway ideal for families, gardening enthusiasts or those seeking space and privacy.



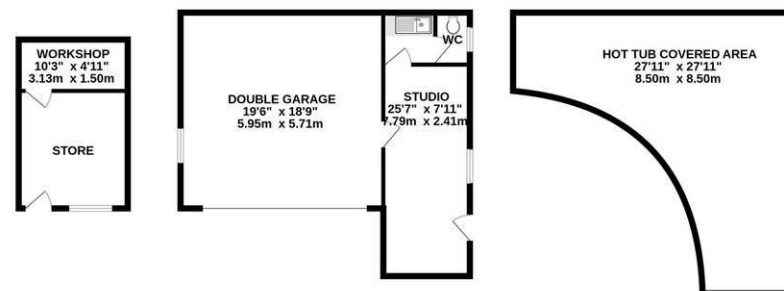
GROUND FLOOR
1296 sq.ft. (120.4 sq.m.) approx.



1ST FLOOR
812 sq.ft. (75.4 sq.m.) approx.



OUTBUILDINGS
1200 sq.ft. (111.5 sq.m.) approx.



TOTAL FLOOR AREA : 3308 sq.ft. (307.3 sq.m.) approx.

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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