

  
**Natasha Howarth**  
ESTATE AGENTS



**Rhyn Bridge Taunton Road, Bridgwater, TA6 6LE**

**£475,000**

We are delighted to offer for sale this exceptional newly built detached family home, offering beautifully appointed and generously proportioned accommodation finished to an outstanding specification throughout. Designed with modern family living in mind, the property combines contemporary style with practical living spaces, creating a home that is both elegant and functional. Further enhancing its appeal, the property benefits from an energy-efficient air source heat pump, providing economical and environmentally friendly heating. A particular highlight is the sensational open-plan kitchen/dining/family room, beautifully fitted with a comprehensive range of integrated appliances and enhanced by impressive bi-fold doors that open directly onto the rear garden, creating a seamless transition between indoor and outdoor living. The property further benefits from four generously sized double bedrooms, including a superb principal bedroom with a stylish en-suite shower room and walk-in wardrobe, together with a contemporary family bathroom. The spacious accommodation briefly comprises a welcoming entrance hallway, cloakroom/WC, elegant living room, stunning kitchen/dining/family room, study and a separate utility room. Outside, the property enjoys a beautifully enclosed rear garden, ideal for entertaining and family enjoyment, together with ample driveway parking and a double garage.

#### ENTRANCE

Double glazed door and window combination unit to:

#### PORCH

Tiled floor.

#### HALLWAY

Stairs rising to the first floor. Two built in cupboards. Radiator. Doors to kitchen/ diner/ family room, study, cloakroom, lounge and utility room.

#### KITCHEN/ DINER/ FAMILY ROOM

Dual aspect double glazed windows. Fitted with a range of matching wall, base and drawer units with roll top work surfaces over and one and a quarter bowl sink and drainer unit inset. Built in appliances to remain including range style cooker with stainless steel chimney style extractor hood over with splash backs. Integrated fridge, freezer and dishwasher. Tiled flooring, two radiators. Side aspect bi-fold double glazed doors to rear garden.

#### LOUNGE

Double glazed window to rear aspect. Radiator.

#### STUDY

Double glazed window to rear aspect. Radiator.

#### CLOAKROOM

Obscure front aspect double glazed window. Fitted with a two piece white suite comprising close coupled WC with push button flush and vanity wash hand basin with tiled splashbacks. Heated towel rail, tiled flooring

#### UTILITY ROOM

Double glazed window to front aspect. Fitted with a range of wall and base units with roll top work surfaces over with stainless steel sink and drainer unit inset. Freestanding washing machine and tumble dryer. Air source heat pump (concealed in cupboard). Tiled flooring. Side aspect double glazed door to parking.

#### LANDING

Doors to bedrooms and bathroom. Built in storage cupboard. Radiator.

#### BEDROOM ONE

Double glazed window to front aspect. Radiator.

#### ENSUITE

Obscure front aspect double glazed window. Fitted with a three piece suite comprising large tiled walk in shower cubicle with electric shower, close coupled WC with push button flush and wash hand basin. Partially tiled floor and partially tiled floor.

#### BEDROOM TWO

Double glazed window to front aspect. Radiator.

#### BEDROOM THREE

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

#### BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

#### BATHROOM

Obscure front aspect double glazed window. Fitted with a four piece suite comprising panelled bath, corner shower cubicle with electric shower over, vanity wash hand basin and close coupled WC with push button flush, partially tiled walls, tiled flooring, heated towel rail.

#### EXTERIOR

#### PARKING

On own driveway for multiple vehicles.

#### DOUBLE GARAGE

Up and over door front. Power and light connected. Personnel door to the garden.

#### GARDEN

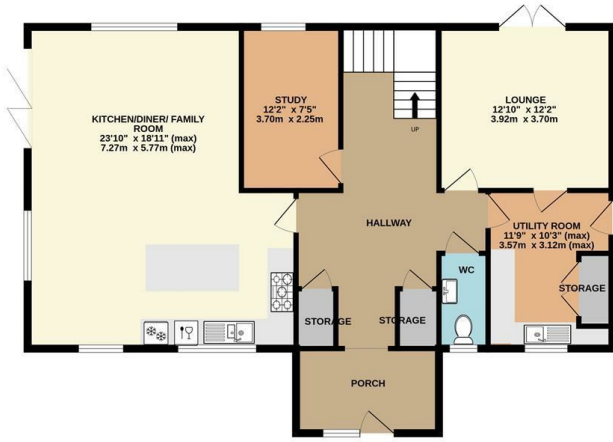
Fully enclosed. laid to lawn.

#### SERVICES

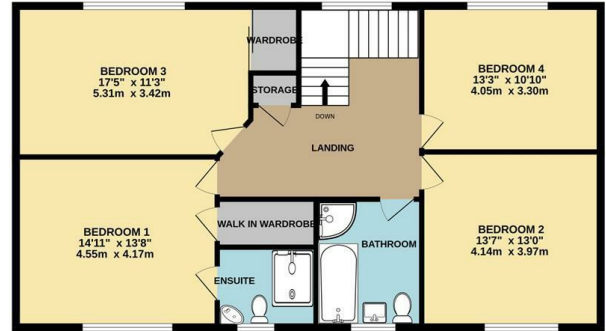
Mains water, electricity & drainage.

# Floor Plan

GROUND FLOOR

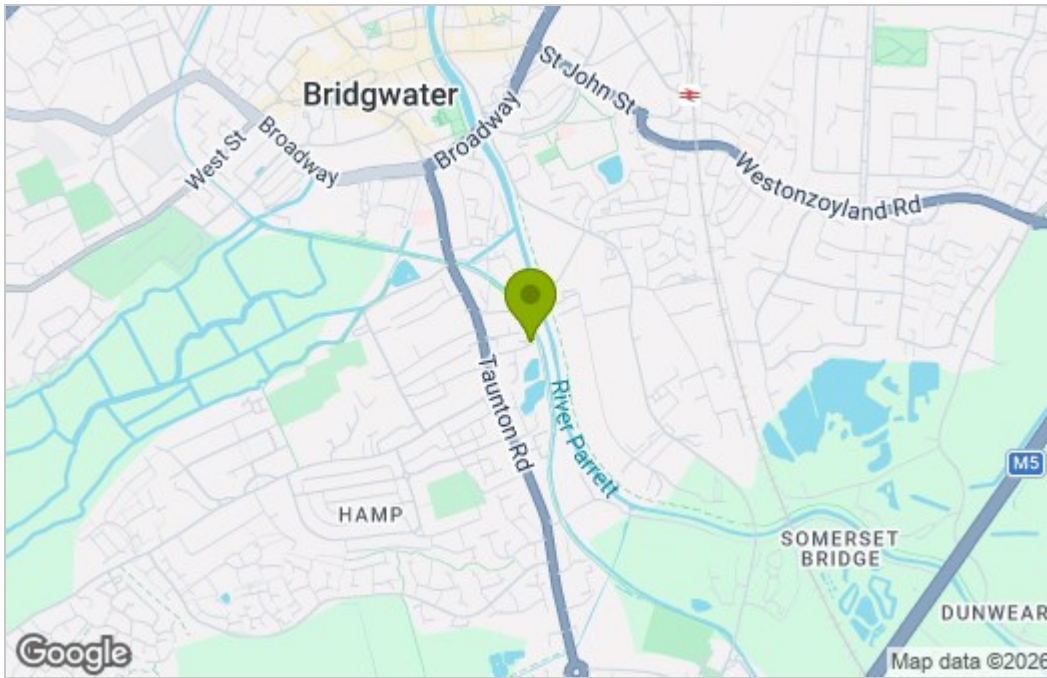


1ST FLOOR

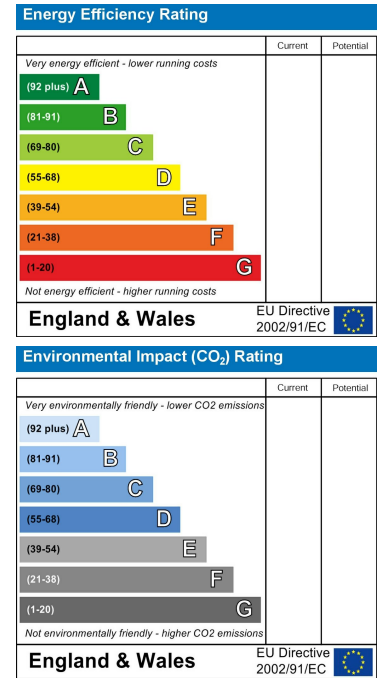


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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