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ESTATE AGENTS



12 Griffen Close, Bridgwater, TA6 3US

Offers over £200,000

A beautifully presented and well-maintained two double bedroom terraced home, situated within the highly sought-after Trinity Fields development on the western side of Bridgwater. Perfectly suited to first-time buyers, investors, young families or professional sharers, this spacious property offers well-designed accommodation throughout. Both double bedrooms benefit from their own en suite facilities, with an en suite bathroom to the principal bedroom and an en suite shower room to the second bedroom. A convenient downstairs cloakroom adds further practicality.

The ground floor also comprises a modern kitchen and a generous lounge/dining room, providing an ideal space for both everyday living and entertaining. Occupying an enviable position on the edge of the development, the property enjoys a pleasant outlook over the neighbouring allotments, ensuring it is not directly overlooked. The attractive, low-maintenance rear garden also benefits from pedestrian access leading to the allocated off-road parking.

Further features include gas central heating and full double glazing throughout.

Conveniently located, the property is just a short walk from a Hinkley Point bus pick-up stop, local convenience stores, and Chilton Trinity School, where residents have access to a gym and swimming pool.

The property is offered to the market with NO ONWARD CHAIN.

ENTRANCE

Via open canopy porch to front door with obscure leaded light panes inset to

ENTRANCE HALLWAY

Wood effect flooring, radiator, storage cupboard, doors to cloakroom and lounge/diner and archway through to kitchen.

CLOAKROOM

Obscure front aspect double glazed window. Fitted with a two piece suite comprising close coupled WC with push button flush and corner wash hand basin.

LOUNGE/ DINER

Rear aspect double glazed door to rear garden, radiator, feature fireplace with electric fire inset, wood effect flooring, staircase rising to first floor.

KITCHEN

Front aspect double glazed window. Fitted with a range of matching wall, base and drawer units with roll top work surfaces over and stainless steel sink and drainer unit inset. Built in appliances to remain including electric oven with grill and four ring gas hob with extractor fan over. Space and plumbing for a washing machine, space for fridge freezer. Wood effect flooring. Wall mounted boiler concealed in cupboard.

LANDING

Access to loft and access to bedrooms.

BEDROOM ONE

Front aspect double glazed window, radiator, door to:

ENSUITE BATHROOM

Fitted with a three piece suite comprising panelled bath and shower attachment, vanity wash hand basin and close coupled WC with push button flush. Tiled splash backs.

BEDROOM TWO

Rear aspect double glazed window. Airing cupboard, built in wardrobes with sliding doors, radiator, door to:

ENSUITE SHOWER ROOM

Fitted with a three piece suite comprising tiled shower cubicle with mains shower, vanity wash hand basin and close coupled WC with push button flush. Radiator.

EXTERIOR

REAR GARDEN

Enclosed by panel fencing. Decked area adjacent to house. Mainly laid to Astro- turf for east maintenance. Timber gate inset with pathway providing access to the parking space. Timber shed to remain.

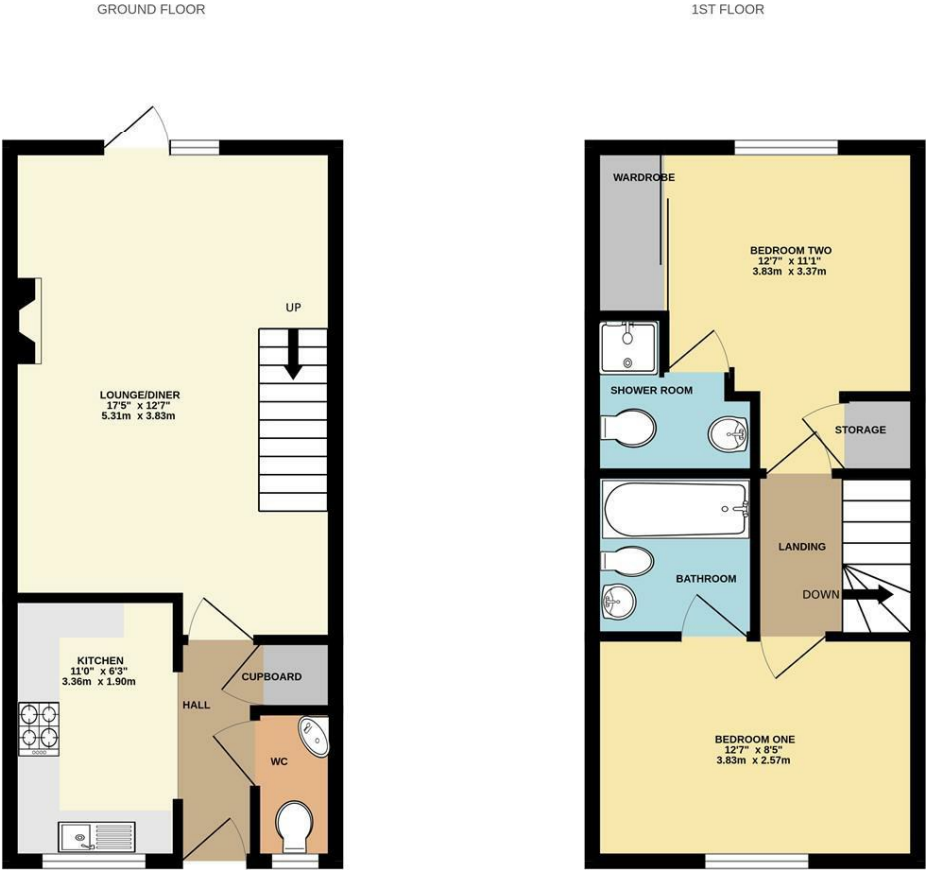
PARKING

Allocated parking space.

SERVICES

Mains gas, electricity, water and drainage.

Floor Plan

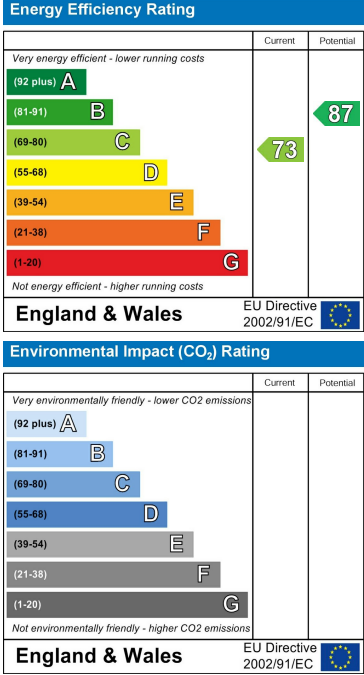


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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