

  
**Natasha Howarth**  
ESTATE AGENTS



20 Augusta Drive, Bridgwater, TA6 4XQ

**£255,000**

An impressive three storey semi detached house offering modern and spacious living accommodation that is ready to move into. This fantastic three bedroom property is offered to the market in a immaculate condition having been lovingly maintained throughout. 20 Augusta Drive briefly comprises study, kitchen/ diner and cloakroom to the ground floor. On the first floor there is a living room with French doors and a Juliet balcony and bedroom one with ensuite. On the top floor is a further two bedrooms with a family bathroom.

Externally there is off-road parking for two vehicles and an enclosed garden to the rear.

Kingsdown is a popular residential development and is situated on the North Eastern outskirts of Bridgwater and conveniently situated for junction 23 of the M5. The development benefits from a Tesco Express and 'Willowdown' primary school. Bridgwater town centre is approximately 2 miles distance and offers a wide range of shopping facilities including a cinema and bowling complex.

The property is offered to the market with NO ONWARD CHAIN and a viewing comes highly recommended!

## ENTRANCE

Via door to front aspect with obscure panes.

## ENTRANCE HALLWAY

Stairs rising to first floor, radiator, wood effect flooring. Doors to the study, cloakroom and kitchen/diner.

## CLOAKROOM

Fitted with a two piece suite comprising WC with push button flush and wash hand basin with splash backs. Radiator, wood effect flooring.

## STUDY

Double glazed window to front aspect. Radiator, wood effect flooring.

## KITCHEN/ DINING ROOM

Rear aspect double glazed window overlooking the rear garden. Fitted with a comprehensive range of matching wall, drawer and base level units with contrasting countertops over and one and a quarter sink and drainer unit inset with mixer tap over. Integrated appliances to remain to include oven with four ring gas hob and extractor over, Space for dishwasher, fridge/ freezer. and washing machine. Tiled splashbacks, radiator, wood effect flooring Double glazed French doors opening onto the garden. Storage cupboard.

## FIRST FLOOR LANDING

Spacious landing with access to living room and bedroom one. Stairs rising to second floor.

## LIVING ROOM

Front aspect double glazed window and double glazed double doors with a Juliette Balcony .Radiator.

## BEDROOM ONE

Front aspect double glazed windows. Built in double wardrobe. Radiator.

## SHOWER ROOM

Fitted with a three piece white suite comprising shower cubicle with mains shower over, wash hand basin and close coupled WC with push button flush, partially tiled walls, radiator.

## SECOND FLOOR LANDING

Doors to bedrooms and bathroom. Storage cupboard. Loft hatch.

## BEDROOM TWO

Two front aspect double glazed windows, radiator.

## BEDROOM THREE

Rear aspect double glazed windows. Radiator.

## BATHROOM

Spacious family bathroom with modern white suite comprising panel bath, low level WC and wash hand basin. Part tiled walls. Radiator.

## PARKING

To the side for two vehicles.

## GARDEN

Enclosed with panel fencing. Large patio adjacent to house Large area laid to Astro Turf. Side pedestrian access. Decked area. Outside tap.

## NB

There is an annual charge of approximately £215per annum for the maintenance of the development.

## SERVICES

Mains gas, electricity, water and drainage.

# Floor Plan

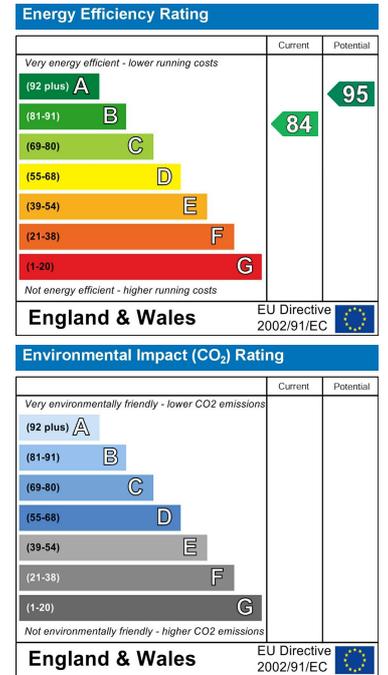


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2025

# 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.



01278 574562 07710 392220  
sales@nhowarthestateagents.co.uk  
www.natashowarthestateagents.co.uk

