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ESTATE AGENTS



39 Leyton Drive, Bridgwater, TA6 4XY

£255,000

A beautifully presented three-bedroom semi-detached home, offering spacious and stylish accommodation with a generous rear garden, garage and off-road parking. The property has been tastefully decorated throughout and features a particularly impressive open-plan living and dining room, providing plenty of space for both relaxing and entertaining, with an abundance of natural light and direct access out to the rear garden.

The modern fitted kitchen offers a range of contemporary white units with contrasting work surfaces, integrated cooking facilities and space for further appliances. Upstairs, the property offers three well-proportioned bedrooms, with the third bedroom currently arranged as a home office, making it ideal for those working from home. The accommodation is completed by a modern family bathroom.

Outside, the property continues to impress. To the front is a generous driveway providing off-road parking for several vehicles, together with access to the garage. To the rear is a good-sized enclosed garden, mainly laid to lawn with a paved patio and an attractive decked seating area with pergola – ideal for outdoor dining and entertaining.

Bower Manor is a popular residential development with a range of everyday amenities close at hand, including Tesco Express at Bower Manor Shopping Centre, while Bridgwater Hospital is also nearby. The development is conveniently positioned for access to Bridgwater town centre, the A39 and M5 motorway, with Bridgwater also benefiting from mainline rail connections.

Presented to a high standard and offering excellent living space both inside and out, this is a fantastic family home and early viewing is highly recommended.

ENTRANCE

Double glazed door to:

ENTRANCE HALLWAY

Stairs rising to first floor. Storage cupboard. Doors to kitchen and lounge/ diner.

LOUNGE/ DINER

Double glazed window to rear aspect. Two radiators. Double glazed door to garden.

KITCHEN

Rear aspect double glazed window. Fitted with a range of matching wall, base and drawer units with work surfaces over and one and stainless steel sink and drainer unit inset with mixer tap over. Built in appliances to remain including electric fan assisted oven and induction hob over with extractor fan. Space and plumbing for a washing machine, integrated fridge/ freezer, tiled splash backs. Radiator.

LANDING

Doors to bedrooms and the bathroom.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Storage cupboard. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Obscure front aspect double glazed window. Fitted with a three piece suite comprising panelled bath, vanity wash hand basin and WC with push button flush. Heated towel rail.

EXTERIOR

PARKING

On own driveway for two vehicles.

GARAGE

Up and over door. Power and light connected.

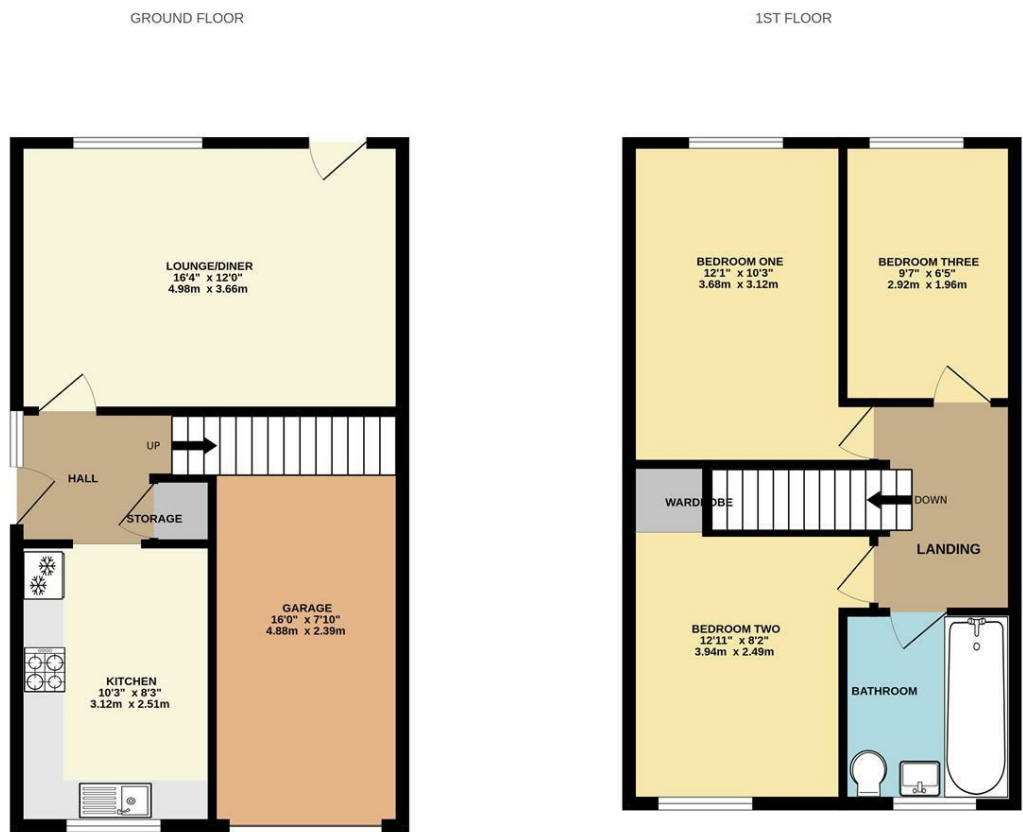
GARDEN

Fully enclosed with patio adjacent to property. Mainly laid to lawn with pergola. Timber pedestrian gate leading to the front.

SERVICES

Mains gas, electricity, water and drainage.

Floor Plan

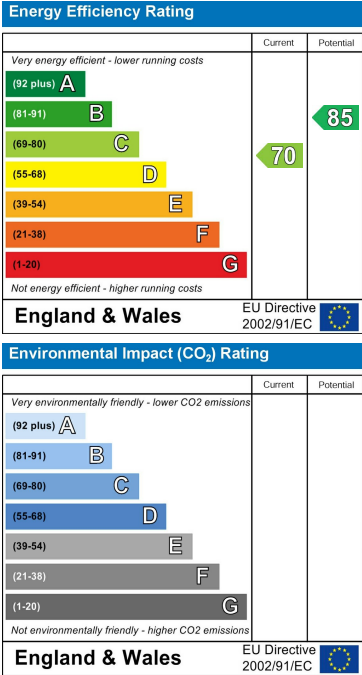


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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