TRG Lawrence & Son

FOR SALE

Price £170,000

Leeward Close,

Bridgwater



Fantastic 2-bed semi in a quiet Bridgwater cul-de-sac. Ideal for first-time buyers, downsizers, or investors. Features a bright living room, kitchen, modern bathroom, and a sunny south-facing garden. Rare 4-car driveway! Walk to the town centre and station, with easy M5 access.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 1.00pm
TRG Lawrence & Son. 4 Station Road, Taunton, Somerset TA1 1NH
www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

Ground Floor











An ideal opportunity for first-time buyers, downsizers, or investors to purchase this fantastic two-bedroom semi-detached property, situated in a quiet cul-de-sac position on the highly desirable south side of Bridgwater.

The standout feature of this property is its exceptional exterior space, boasting an expansive driveway that provides ample off-road parking for up to four vehicles—a rare asset for a home of this style.

The accommodation opens into a welcoming entrance hallway leading through to a bright and spacious living room. To the rear, the kitchen looks out onto the garden and offers an ideal layout for everyday dining and entertaining.

FIRST FLOOR

Upstairs, the property features two well-proportioned bedrooms alongside a modern family bathroom.

The property is fronted by a pleasant, open green space. To the rear, there is a private, low-maintenance, south-facing garden that enjoys excellent sunlight throughout the day.
Perfectly located within walking distance of local shops, parks, amenities, and Bridgwater town centre. The property also offers easy access to Bridgwater Railway Station and major commuter routes, including the M5 motorway

Sitting Room c.15’10 xx 8’9 plus recess (4.82m x 2.66m)

Kitchen c.11’11 x 8’1 (3.63m x 2.46m)

Bedroom 1 c.10’ x 8’9 (3.04m x 2.43m)

Bedroom 2 c.11’2 x 6’5 (3.40m x 1.95m)

Council Tax Band: - A

Primary and Secondary School Catchment: - Bridgwater College Academy.

Construction: - Part rendered brick under a tiled roof with double glazing.

Utilities: - Mains gas, water, electric and drainage.

Flood Risk: - Surface very low, river and sea low.

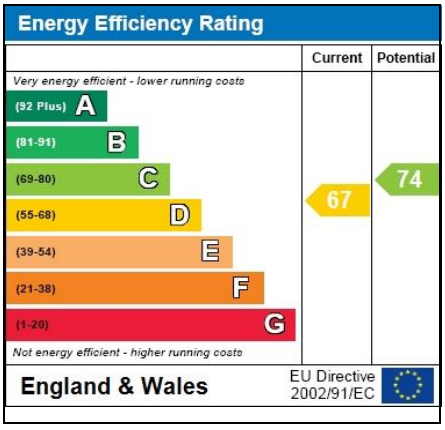








OUTSIDE



AWAITING FLOOR PLAN

Directions

Head out of Bridgwater on the Weston Zoyland Road, turn left into Clarkes Road and Leeward Close will be found on your right.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.
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