

# Natasha Howarth

## ESTATE AGENTS



35 Blacklands, Bridgwater, TA6 3EZ

**£199,950**

Natasha Howarth Estate Agents are delighted to offer for sale this three bedroom terrace house just a short walk to the town centre. The property is in need of some modernisation throughout but benefits from gas central heating, double glazing and three good size first floor bedrooms. The accommodation comprises in brief; entrance porch, entrance hall, sitting/dining room, kitchen, inner lobby and ground floor bathroom. To the first floor are three double bedrooms. Externally there is a fully enclosed rear garden.

This character home is being sold with the added advantage of NO ONWARD CHAIN and should be of interest to both investors and owner occupiers.

For more information or an appointment to view please contact the vendors sole agents.

## ENTRANCE

Via front door with obscure glass panes inset to:

## ENTRANCE HALLWAY

Wood effect flooring, radiator, staircase rising to first floor, doors to living room and dining room.

## LIVING ROOM

Front aspect double glazed window, feature fireplace, wood effect flooring, radiator.

## DINING ROOM

Double glazed window to rear aspect. Radiator, wood effect flooring, sliding door to the kitchen.

## KITCHEN

Side aspect double glazed window. Fitted with a range of matching wall, base and drawer units with roll top work surfaces with stainless steel sink and drainer unit inset. Built in appliances to remain including electric oven with grill, four ring hob, tiled splash backs and surrounds, wood effect flooring, door to sun room and opening to:

## INNER LOBBY

Double glazed window to rear aspect. Wood effect flooring, radiator. Space and plumbing for a washing machine.

## SUN ROOM

Door and window combination unit to the garden.

## DOWNSTAIRS BATHROOM

Dual aspect obscure double glazed windows. Fitted with a four piece suite comprising panelled corner bath, shower cubicle with shower over. Pedestal wash hand basin and close coupled WC. Tiled splash backs and surrounds, wood effect flooring.

## LANDING

Split level landing with loft hatch, storage cupboard. Doors to bedrooms.

## BEDROOM ONE

Two front aspect double glazed windows, radiator. Stripped floorboards.

## BEDROOM TWO

Rear aspect double glazed window, radiator. Built in cupboard housing the boiler.

## BEDROOM THREE

Rear aspect double glazed window, radiator, wood effect flooring.

## EXTERIOR

## PARKING

On street unrestricted parking.

## GARDEN

Fully enclosed with rear pedestrian access.

## SERVICES

Mains gas, electricity, water and drainage.

Floor Plan

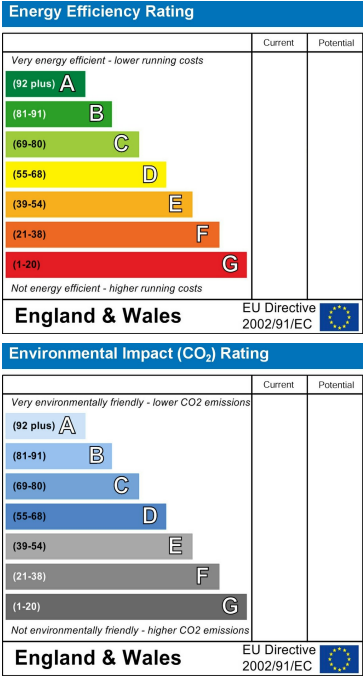


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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