

  
**Natasha Howarth**  
ESTATE AGENTS



15 Laburnum Close, Bridgwater, TA6 4EN

**£197,000**

Natasha Howarth Estate Agents are delighted to offer for sale this fantastic terraced house which is situated in a low density cul-de-sac just off Eastern Avenue on the popular Bower Manor development on the Eastern outskirts of Bridgwater.

This two bedroom home is well presented with a good size rear garden along with garage and parking.

The present owner has updated some of the electric heating.

The double glazed accommodation briefly comprises porch, entrance hall, lounge and kitchen/diner to the ground floor with two bedrooms and a bathroom upstairs.

This nicely positioned house should be of interest to both investors and owner occupiers.

## ENTRANCE

Via double glazed front door with obscure leaded light panes inset. leading to:

## PORCH

Timber door with obscure leaded light panes inset to:

## HALL

Stairs rising to first floor. Door to:

## LOUNGE

Front aspect double glazed window. Electric radiator, under stair storage cupboard, wood effect flooring. Door to:

## KITCHEN/ DINER

Rear 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. Integrated oven and electric hob with extractor over. Plinth heater. Space and plumbing for washing machine, space for fridge, space for freezer, tiled splash backs and surrounds, Tiled flooring, rear aspect double glaze door to rear garden.

## BEDROOM ONE

Double glazed window to front aspect. Electric radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Electric radiator.

## BATHROOM

Obscure rear aspect double glazed window. Fitted with a three piece suite comprising panelled bath with electric shower over. Pedestal wash hand basin, close coupled WC with push button flush. Wall heater. Tiled walls and floor.

## LANDING

Airing cupboard, electric storage heater, access to loft, doors to bedrooms and bathroom.

## EXTERIOR

### GARDEN

Enclosed by panel fencing. Large patio adjacent to house, the garden is mainly laid to lawn. Timber gate leading to shared pathway to garage and parking.

### PARKING

In front of garage.

### GARAGE

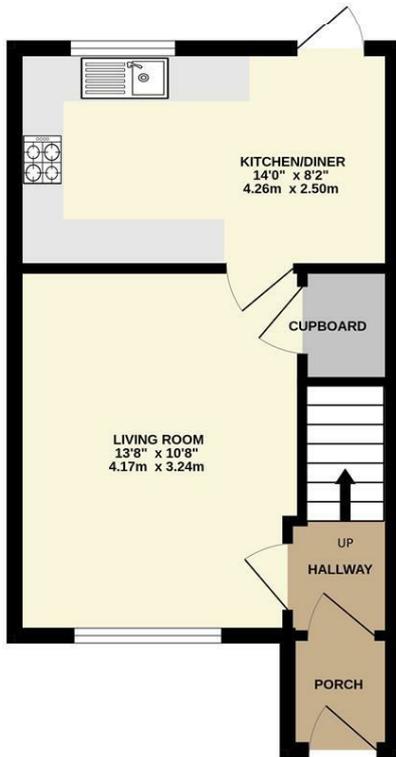
Accessed via up and over door to front.

### SERVICES

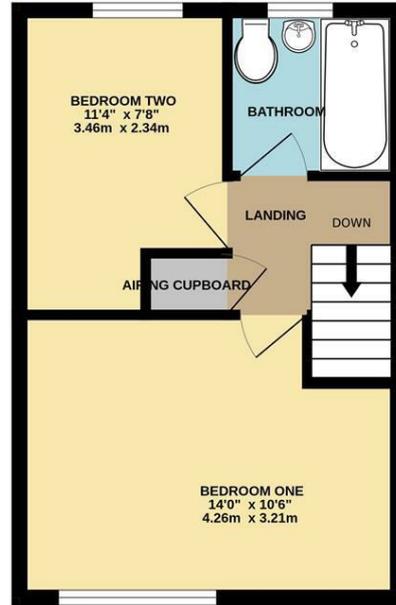
Mains electricity, water and drainage.

# Floor Plan

GROUND FLOOR

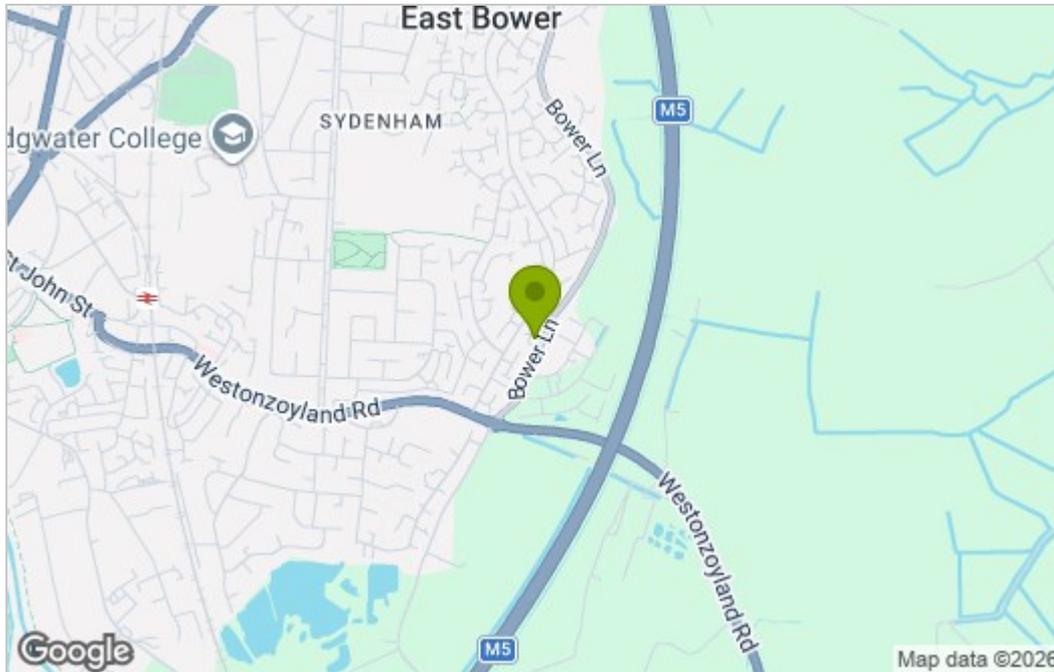


1ST FLOOR



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

| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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.



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