

  
**Natasha Howarth**  
ESTATE AGENTS



19 Selworthy Close, Bridgwater, TA6 6UH

**£395,000**

Natasha Howarth Estate Agents are pleased to offer for sale this superbly presented four bedroom detached house which is situated on the popular Quantock View development and located in a desirable cul-de-sac.

The property offers ample parking to the front leading to a double garage and private rear garden that backs onto countryside. The double glazed and centrally heated accommodation briefly comprises hallway, cloakroom, lounge, dining room and kitchen/breakfast room to the ground floor with four bedrooms (en-suite shower room to bedroom two) and a family bathroom.

The property has the added advantage of NO ONWARD CHAIN.

Selworthy Close is situated within 500 metres of the local convenience store with a wider range of amenities in the town centre of Bridgwater.

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

#### ENTRANCE

Via double glazed front door and window combination unit to :

#### HALLWAY

Staircase rising to first floor with cupboard beneath, radiator. Doors to cloakroom, lounge and kitchen.

#### CLOAKROOM

Rear aspect obscure double glazed window. Fitted with a two piece suite comprising vanity wash hand basin and close coupled WC with push button flush. Tiled floor.

#### LOUNGE

Front aspect bay double glazed window, radiator, wood effect flooring. Double doors to dining room.

#### KITCHEN

Dual aspect double glazed windows. Fitted with a range of sage wall, base & drawer units with worksurfaces over with ceramic sink and drainer unit inset. Freestanding cooker with stainless steel chimney style extractor fan over. Space for fridge/freezer, space and plumbing for a washing machine, space for dishwasher, space for tumble dryer. Wall mounted gas fired boiler. Tiled flooring. Double glazed door to the garden. Door to:

#### DINING ROOM

Double glazed French doors to the garden. Radiator.

#### LANDING

Double glazed window to side aspect. Airing cupboard. Loft hatch. Doors to bedrooms and bathroom.

#### BEDROOM ONE

Front aspect double glazed window, radiator.

#### BEDROOM TWO

Rear aspect double glazed window, radiator, door to:

#### ENSUITE SHOWER ROOM

Small obscure side aspect double glazed window. Fitted with a three piece suite comprising walk in shower cubicle with electric shower, vanity wash hand basin and close coupled WC, heated towel rail. Tiled walls and floor.

#### BEDROOM THREE

Front aspect double glazed window, radiator.

#### BEDROOM FOUR

Rear aspect double glazed window, radiator.

#### BATHROOM

Obscure rear aspect double glazed window. 'P' shaped bath with vanity wash hand basin and close coupled WC. Partially tiled walls and tiled floor.

#### PARKING

On own driveway for multiple vehicles.

#### GARAGE

Two electric doors to the front. Power and light connected. Personnel door to the garden.

#### GARDEN

Fully enclosed with timber gate to side aspect. mainly laid to lawn with mature shrub borders.

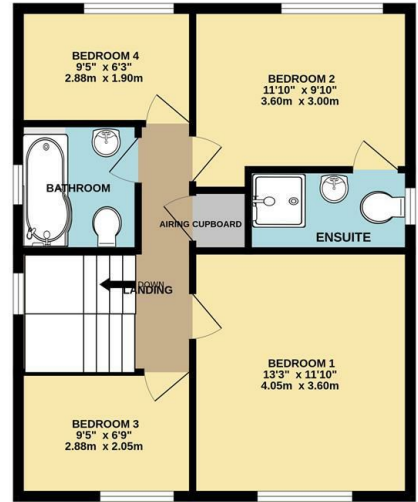
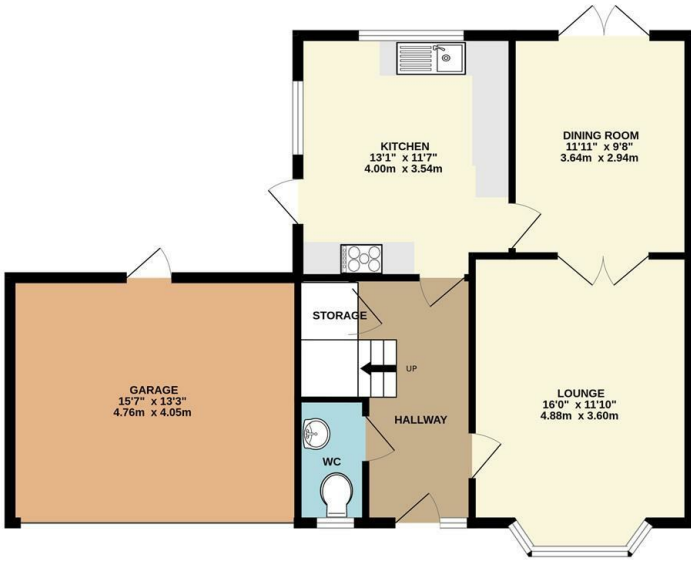
#### SERVICES

Mains electricity, gas, water and drainage.

# Floor Plan

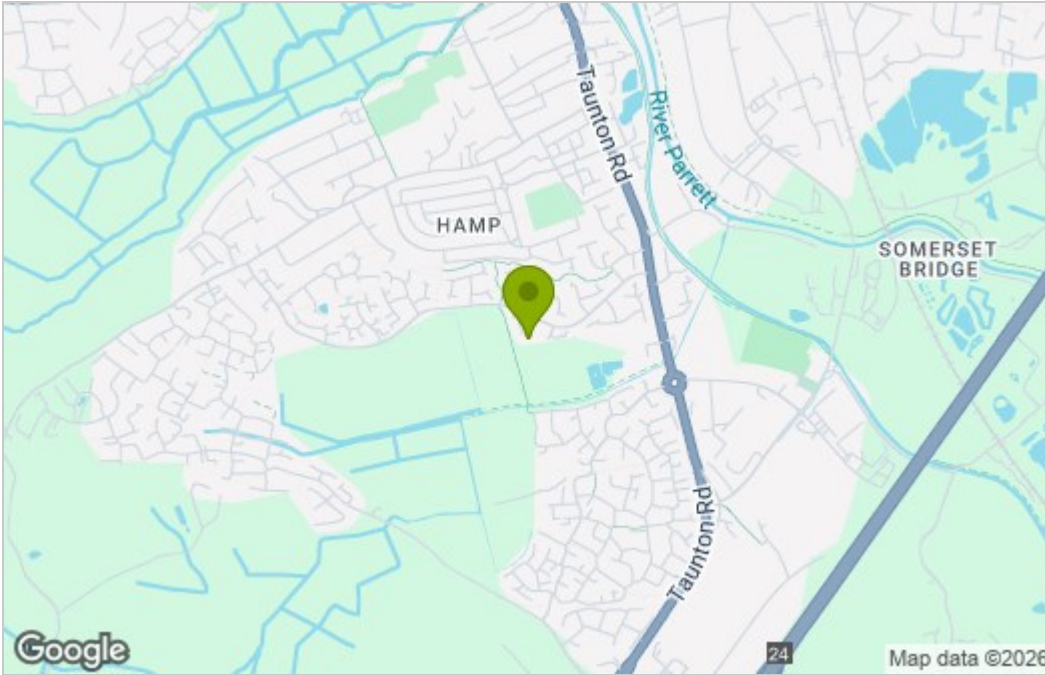
GROUND FLOOR

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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