

  
**Natasha Howarth**  
ESTATE AGENTS



**40 Burgage Road, Bridgwater, TA5 1RB**

**£239,950**

Natasha Howarth Estate Agents would like to offer to the market this wonderful semi-detached family home (in need of some modernisation) offering a good deal of space, a garage, off-road parking and a private garden backing onto allotments. The property has the added advantage of solar panels (with a battery) which were fitted in 2025. In brief the accommodation comprises entrance porch, living room and kitchen/ diner to the ground floor. To the first floor there are three bedrooms and a bathroom.

40 Burgage Road has the potential to extend subject to the necessary permissions (the property has lapsed planning permission for a two storey extension).

The village of Stogursey offers a good range of village amenities including primary school, post office, store, and public house. The property is well situated for those who commute with a mainline railway station in Bridgwater and access to the M5 motorway via junctions 23 and 24.

The property is offered to the market with NO ONWARD CHAIN.

## ENTRANCE

Double glazed door to:

## PORCH

Dual aspect feature glass panes. Skylight. Double glazed door to:

## LIVING ROOM

Double glazed window to front aspect. Feature fireplace with wood burner inset,. Stairs rising to first floor, radiator. Door to:

## KITCHEN/ DINER

Dual aspect double glazed windows. Fitted with matching wall, base and drawer units with top work surfaces over with sink and drainer unit inset. Integrated oven with electric hob and extractor over. Tiled splashback. Space for fridge/ freezer, space and plumbing for a washing machine. Tiled floor. Radiator. Double glazed door to the garden.

## LANDING

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

## BEDROOM ONE

Double glazed window to front aspect. Radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator. Built in airing cupboard housing the water tank.

## BEDROOM THREE

Double glazed window to front aspect. 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 & WC. Partially tiled walls, wood effect flooring. Heated towel rail.

## EXTERIOR

### PARKING

On own driveway for multiple vehicles.

### GARAGE WITH WOOD STORE

Timber door to the front and timber door to the garden. Power and light connected.

## GARDEN

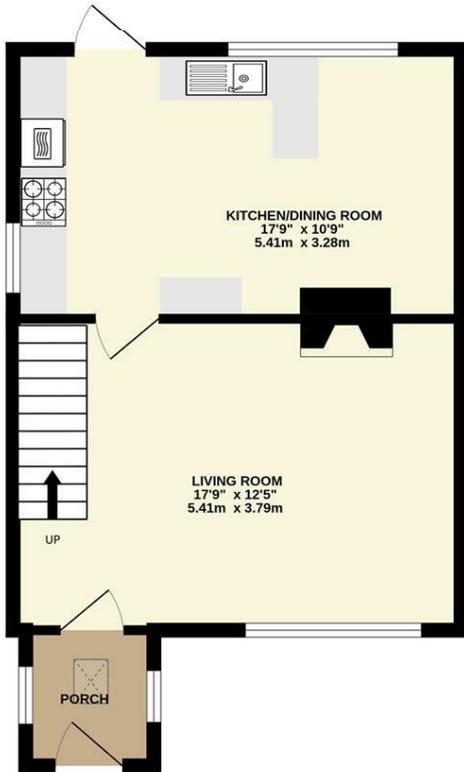
Mainly laid to lawn with patio adjacent to property. The garden backs on to the allotments.

## SERVICES

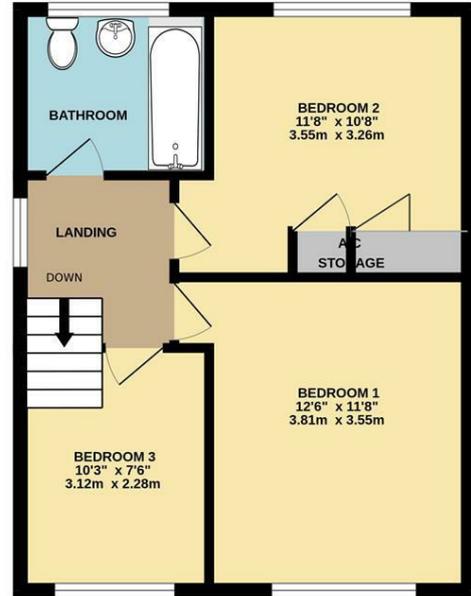
Mains electricity, water and drainage.

# Floor Plan

GROUND FLOOR



1ST FLOOR

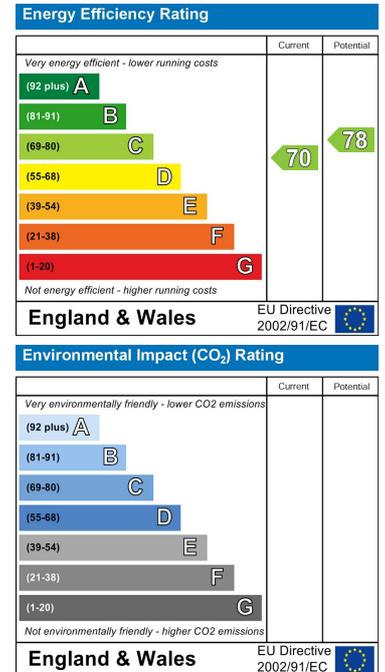


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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