

  
**Natasha Howarth**  
ESTATE AGENTS



49 Somerset Road, Bridgwater, TA6 5NX

**£295,000**

Beautifully presented two bedroom semi- detached bungalow situated on the ever popular Bridge Estate on the Eastern outskirts of Bridgwater. The property has been upgraded and modernised throughout to include some new double glazing, a combi boiler, newly fitted kitchen with integrated appliances, a partial rewire, a new wood burner and all floor coverings complete in 2025.

The fantastic accommodation briefly comprises hall, sitting room, kitchen, two bedrooms, a bathroom and useful lobby. Externally the bungalow has a block paved driveway providing off-road parking leading to the garage which is longer than average with an electric roller door. There is a gravelled area for further parking. To the rear of the property the garden is fully enclosed, private and is mainly laid to lawn.

For an appointment to view please contact the vendors sole agent.

## ENTRANCE

Via double glazed door to:

## ENTRANCE HALLWAY

Doors to lounge, kitchen, bedrooms and the bathroom.

## SITTING ROOM

Feature fireplace with wood burner inset. Double glazed window to front aspect. Radiator.

## KITCHEN

Fitted with a matching range of wall, base & drawer units with work surfaces over & sink & drainer unit inset. Integrated slip and slide Neff oven with microwave over, integrated hob with extractor over. Integrated fridge/ freezer, integrated washing machine and integrated dishwasher. Tiled splashbacks. Double glazed door to the lobby. Wall mounted 'Ideal' boiler concealed in the cupboard. Radiator. Double glazed door to the lobby, double glazed door to the hall.

## BEDROOM ONE

Double glazed window to rear aspect. Radiator.

## BEDROOM TWO

Double glazed window to front aspect. Fitted wardrobes with mirrored sliding doors. Radiator.

## BATHROOM

Obscure side aspect double glazed window. Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and WC, partially tiled walls, radiator.

## LOBBY

Timber door to front aspect. Timber door to the garden. Opening to the garage.

## EXTERIOR

### GARAGE

Accessed via electric door. Power and Light connected.

### PARKING

On own driveway for multiple vehicles.

### GARDEN

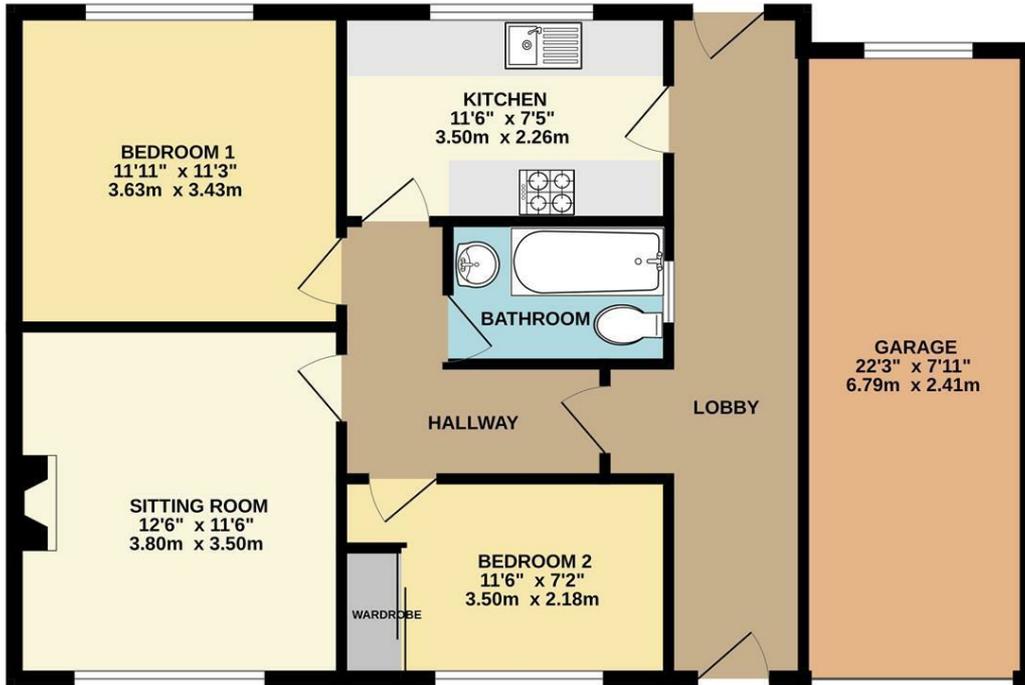
Fully enclosed and laid to lawn.

### SERVICES

Mains gas, electricity, water and drainage.

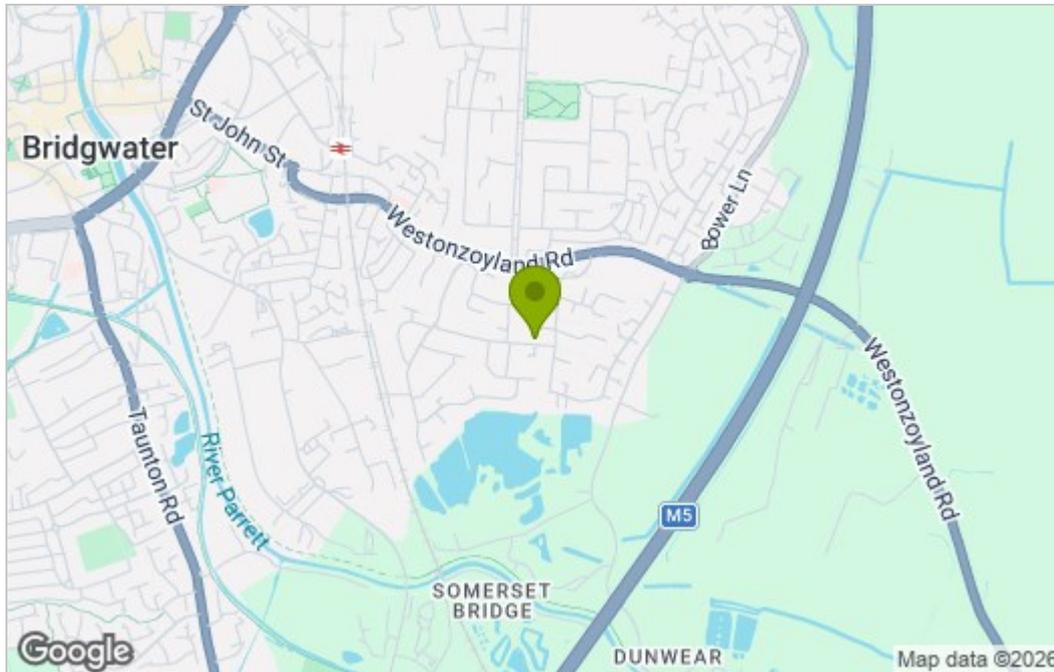
Floor Plan

GROUND FLOOR

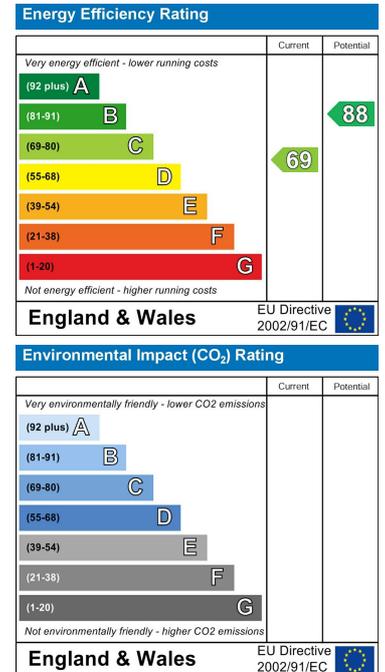


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



01278 574562 07710 392220  
sales@nhowarthestateagents.co.uk  
www.natashowarthestateagents.co.uk

