

  
**Natasha Howarth**  
ESTATE AGENTS



11 Hestercombe Close, Bridgwater, TA6 7NY

**£395,000**

Natasha Howarth Estate Agents would like to offer a rare opportunity to acquire this superb & extended two/ three bedroom bungalow occupying a quiet position in a small cul-de-sac located in the sought after area of 'Durleigh' on the western outskirts of Bridgwater. The bungalow has an exceptionally spacious and private rear garden with scope to extend (subject to the necessary planning consents). In brief the accommodation comprises entrance hallway, kitchen, rear lobby, living Room, conservatory, three bedrooms and a shower room. The property benefits from parking for multiple vehicles which leads to a single garage. Available with the advantage of NO ONWARD CHAIN. For an appointment to view please contact the vendors sole agent.

## ENTRANCE

Via UPVC door and window combination unit.

## HALLWAY

Built in storage cupboards. Loft hatch. Doors to bedrooms, living room, kitchen and the shower room.

## BEDROOM ONE

Double glazed window to front aspect. Electric storage heater.

## BEDROOM TWO

Double glazed window to side aspect.

## BEDROOM THREE/ DINING ROOM

Double glazed window to front aspect. Electric storage heater. Built in cupboard.

## LIVING ROOM

Feature fireplace with electric fire inset. Double glazed patio doors to rear aspect. Electric storage heater

## CONSERVATORY

Domed skylight. Dual aspect double glazed windows with patio doors inset.

## KITCHEN

Double glazed window to rear aspect. Fitted with a matching wall, base and drawer units with work surfaces over and sink and drainer unit inset. Splashbacks. Integrated oven and hob with chimney style extractor over. Integrated fridge, integrated freezer, space and plumbing for washing machine. Double glazed door to the rear porch.

## REAR PORCH

Double glazed window to rear aspect. Double glazed door to the garden.

## SHOWER ROOM

Two Obscure double glazed windows to side aspect. Fitted with a white three piece suite comprising large shower cubicle with electric shower over, W.C and vanity wash hand basin. Tiled walls and floor, heated towel rail.

## EXTERIOR

### PARKING

On own driveway for multiple vehicles.

### GARAGE

Up and over door. Window to rear aspect.

### GARDEN

Large patio adjacent to the house leading onto shaped lawn.

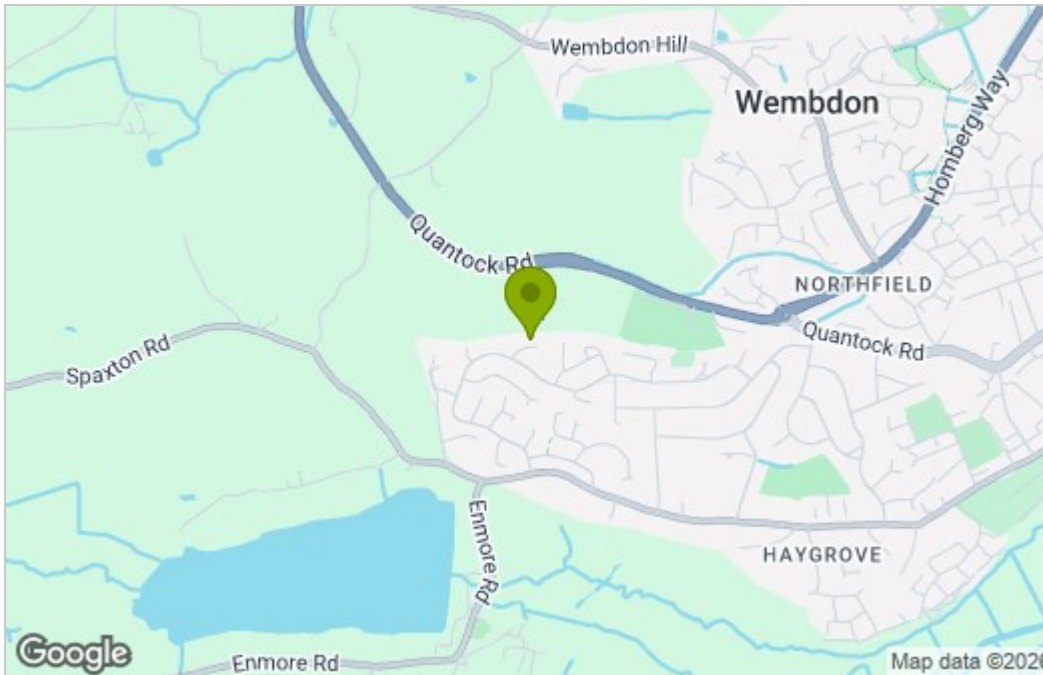
Side pedestrian access via timber gate.

# Floor Plan

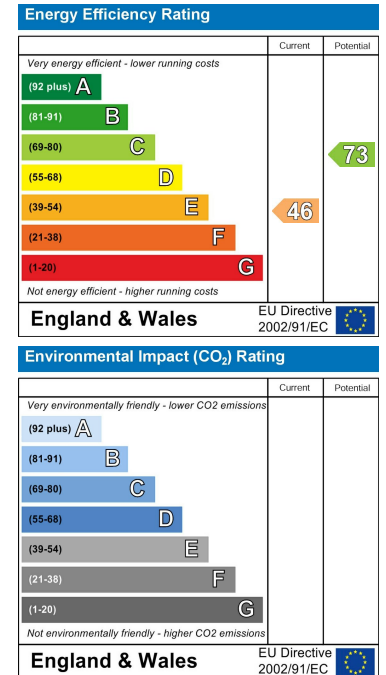
## GROUND FLOOR



# 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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