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ESTATE AGENTS



2 Breton Close, Bridgwater, TA6 6FY

£259,950

We are pleased to offer to the market this well presented 3 bedroomed end terraced house with enclosed garden to rear, garage and parking. The property is positioned within a desirable tucked away position on the popular Stockmoor village development on the southern outskirts of Bridgwater with good access to both the A38 and junction 24 of the M5.

The accommodation in brief comprises entrance hall, cloakroom, living room, open plan kitchen/dining room with French doors to the garden to the ground floor. To the first floor is bedroom one with ensuite shower room, two further good size bedrooms and a family bathroom.

The property is available with NO ONWARD CHAIN.

Stockmoor Village is conveniently situated for access to the local primary school and is within walking distance to the local shops which include convenience store, pharmacy and takeaway with a wider range of amenities available in the town centre of Bridgwater.

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

ENTRANCE

Via obscure half glazed double glazed front door to-

HALL

Staircase rising to first floor, radiator, doors to living room and cloakroom.

CLOAKROOM

Obscure front aspect double glazed windows. Fitted with a two piece white suite comprising pedestal wash hand basin and close coupled WC with push button flush. Radiator.

LIVING ROOM

Double glazed window to front aspect. Radiator, double doors to:

KITCHEN/ DINER

Rear aspect double glazed window. Fitted with a range of wall, base and drawer units with roll top work surfaces over with stainless steel sink and drainer unit inset. Boiler concealed in cupboard. Built in appliances to remain including electric oven and gas hob with stainless steel splashback and chimney style extractor hood over. Space for fridge/ freezer and dishwasher, space and plumbing for washing machine, space for a tumble dryer. Built in cupboard. Double glazed French doors to garden.

LANDING

Loft hatch. Airing cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Built in cupboard. Radiator, door to-

ENSUITE SHOWER ROOM

Obscure front aspect double glazed window. Fitted with a three piece suite comprising tiled shower cubicle with shower, pedestal wash hand basin and close coupled WC with push button flush, radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed obscure window to side aspect. Fitted with a three piece white suite comprising panelled bath with shower attachment over, pedestal wash hand basin and close coupled WC, part tiled walls, radiator.

EXTERIOR

PARKING

In front of garage.

GARAGE

Access via up and over roller door to front with pitched and tiled roof.

REAR GARDEN

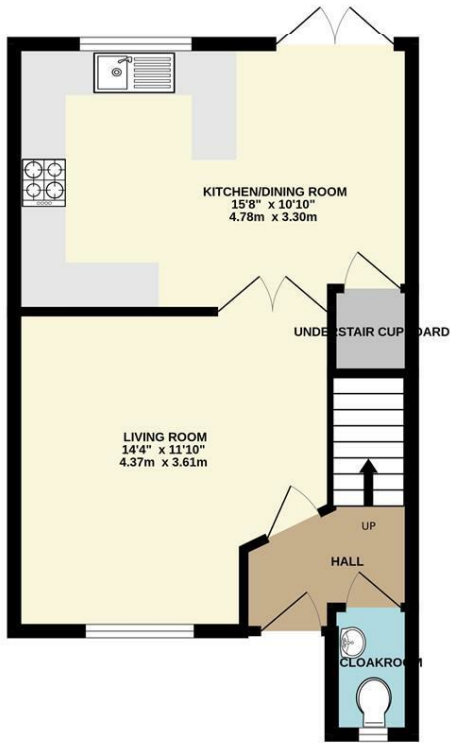
Enclosed by timber fencing, patio area adjacent to house and circular patio area to the rear. Mainly laid to lawn. Side pedestrian access via timber gate.

SERVICES

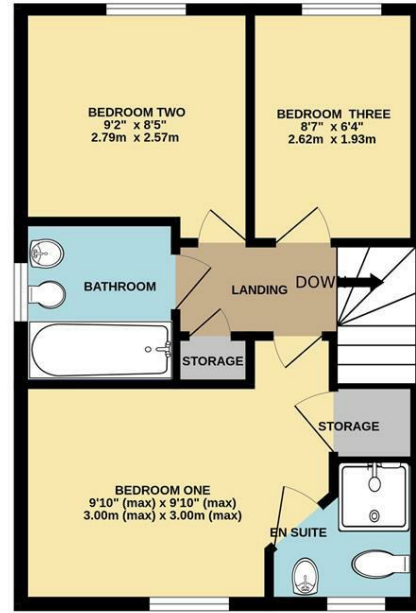
Mains electricity, water, gas and drainage.

Floor Plan

GROUND FLOOR

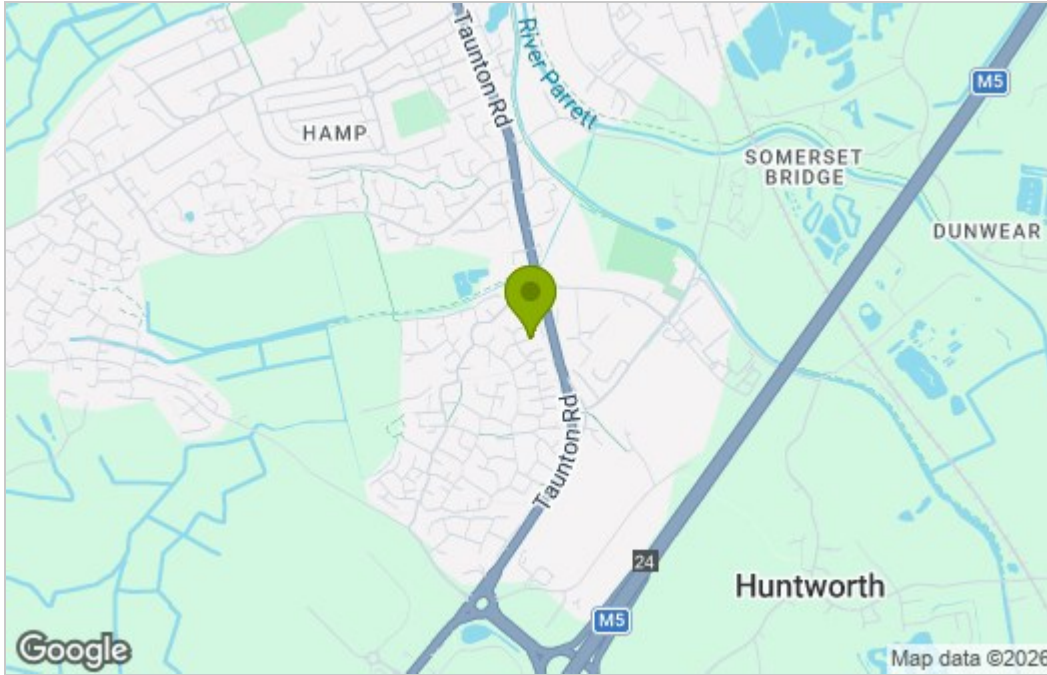


1ST FLOOR

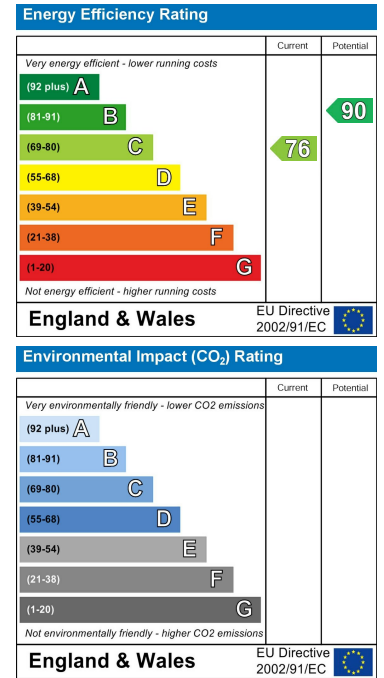


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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