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ESTATE AGENTS



38 Willow Court, Bridgwater, TA6 4XZ

Offers over £178,500

Situated within the highly sought-after Willow Court development on the popular Bower Manor Estate, this two-bedroom mid-terrace bungalow is offered to the market in well-maintained condition throughout and presents an excellent opportunity for a purchaser to add their own personal touch through some cosmetic modernisation.

Designed exclusively for the over-55s, Willow Court provides residents with the reassurance of a 24-hour emergency call system, offering both comfort and peace of mind. The accommodation benefits from gas central heating and double glazing and briefly comprises an inviting entrance hallway, a spacious lounge/dining room, fitted kitchen, conservatory, two well-proportioned bedrooms, and a bathroom.

Outside, the property enjoys a low-maintenance rear garden, ideal for relaxing, together with an allocated parking space to the front.

Ideally situated, the bungalow is within easy reach of a wide range of local amenities, including Tesco Express, a doctor's surgery, pharmacy, takeaways, and the Bridgwater Community Hospital, making it an excellent choice for those seeking independent retirement living with everyday conveniences close at hand.

Offering excellent potential to update and enhance to individual tastes, this delightful home combines a desirable location with practical accommodation and is available to the market with NO ONWARD CHAIN.

ENTRANCE

Via open canopy porch with access to lockable storage shed. Door with glass panes to:

ENTRANCE HALLWAY

Radiator, loft hatch, doors leading to:

LIVING/ DINING ROOM

Dual aspect double glazed windows. Radiator.

KITCHEN

Double glazed door and window combination unit to the garden. Fitted with a matching range of wall, base and drawer units with roll top work surfaces over. Stainless-steel sink and drainer unit inset. Space for a cooker, space for fridge/ freezer, space and plumbing for washing machine. Tiled splash backs. Tiled floor. Boiler mounted on the wall.

CONSERVATORY

Dual aspect double glazed windows and double glazed door leading to the garden.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed obscure window to rear aspect. Fitted with a matching three-piece suite comprising panelled bath with shower over, wash hand basin, W.C., partially tiled walls, tiled floor.

EXTERIOR

PARKING

Parking space in bay number 38.

GARDEN

Enclosed by timber fencing. Patio area to side of property, mainly laid to lawn, pedestrian gate for access

SERVICE CHARGE

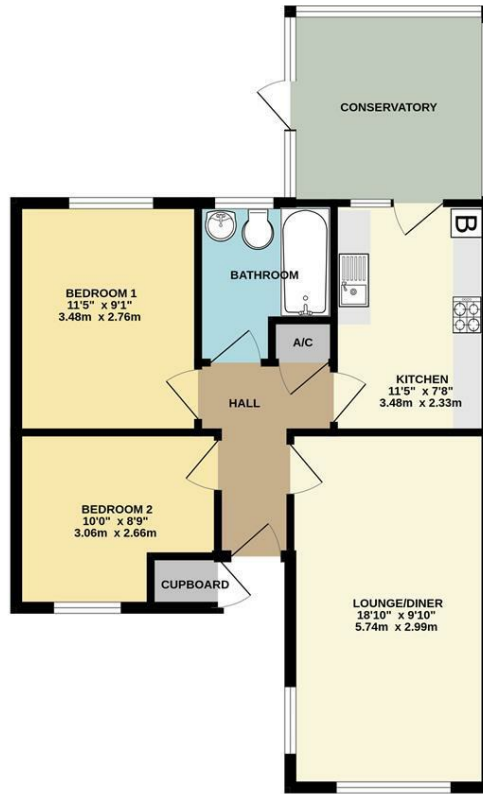
This property is subject to an annual service charge payable to the Management Company which includes the cost of the communal facilities, resident warden and 24 hour emergency care line system. The service charge for the year is approximately £2841.02. Full details can be verified by your Legal Representative.

SERVICES

Mains gas, electricity, water and drainage.

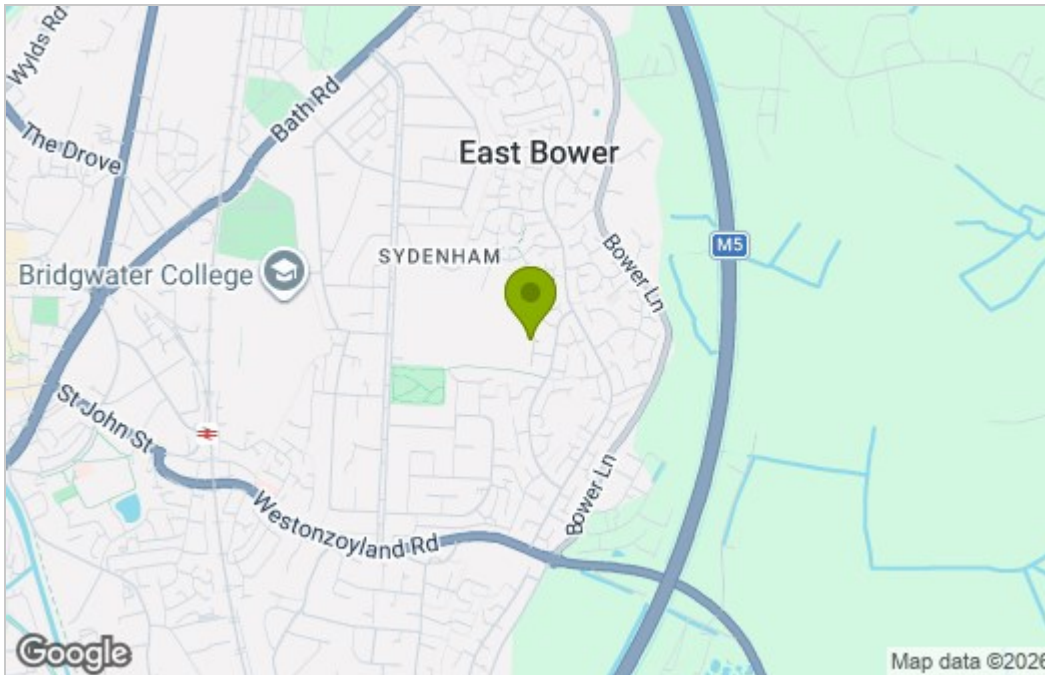
Floor Plan

GROUND FLOOR

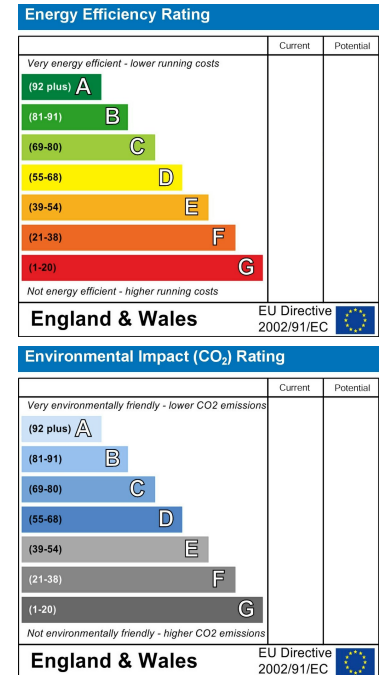


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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