

# Natasha Howarth

## ESTATE AGENTS



18 Rosebery Avenue, Bridgwater, TA6 4PB

**£185,000**

A period property ideally located within easy reach of Bridgwater town centre and a wide range of local amenities. Offering two double bedrooms, a generous rear garden and plenty of potential, this home presents an excellent opportunity for buyers looking to put their own stamp on a property.

The double glazed and gas centrally heated accommodation briefly comprises an entrance porch, hallway, lounge, kitchen, bathroom and a useful garden room on the ground floor. Upstairs are two well-proportioned double bedrooms. While the property would benefit from some cosmetic updating, it has been well maintained and offers a solid foundation for improvement. The good-sized garden and convenient location further enhance its appeal.

The property is offered to the market with the added benefit of no onward chain.  
For further information or to arrange a viewing, please contact the vendor's sole agents.

## ENTRANCE

Via double glazed door with fanlight over to;

## PORCH

Door to:

## ENTRANCE HALLWAY

Doors to lounge, dining room and kitchen. Staircase rising to first floor. Radiator.

## LOUNGE

Front aspect double glazed bay window. Radiator.

## DINING ROOM

Rear aspect double glazed window. Radiator.

## KITCHEN

Side aspect double glazed window. Fitted with a range of matching wall, base and drawer units with roll top work surfaces over with one and a quarter stainless sink and drainer unit inset. Electric cooker with four ring hob and extractor over. Tiled splashbacks. Opening to:

## LOBBY

Doors to bathroom and garden room.

## BATHROOM

Obscure rear aspect double glazed window. Fitted with a four-piece suite comprising panelled bath, shower cubicle with electric shower over, pedestal wash hand basin and close coupled WC with push button flush. Tiled floor. Cupboard housing the boiler.

## GARDEN ROOM

Space for appliances. Skylights. Double glazed patio doors to the garden.

## BEDROOM ONE

Two double glazed windows to front aspect. Storage cupboard, radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Built in wardrobes, radiator.

## LANDING

Doors to bedrooms.

## EXTERIOR

## GARDEN

Fully enclosed. Mainly paved with raised concrete borders. Timber shed to remain.

## SERVICES

Mains gas, electricity, water and drainage.



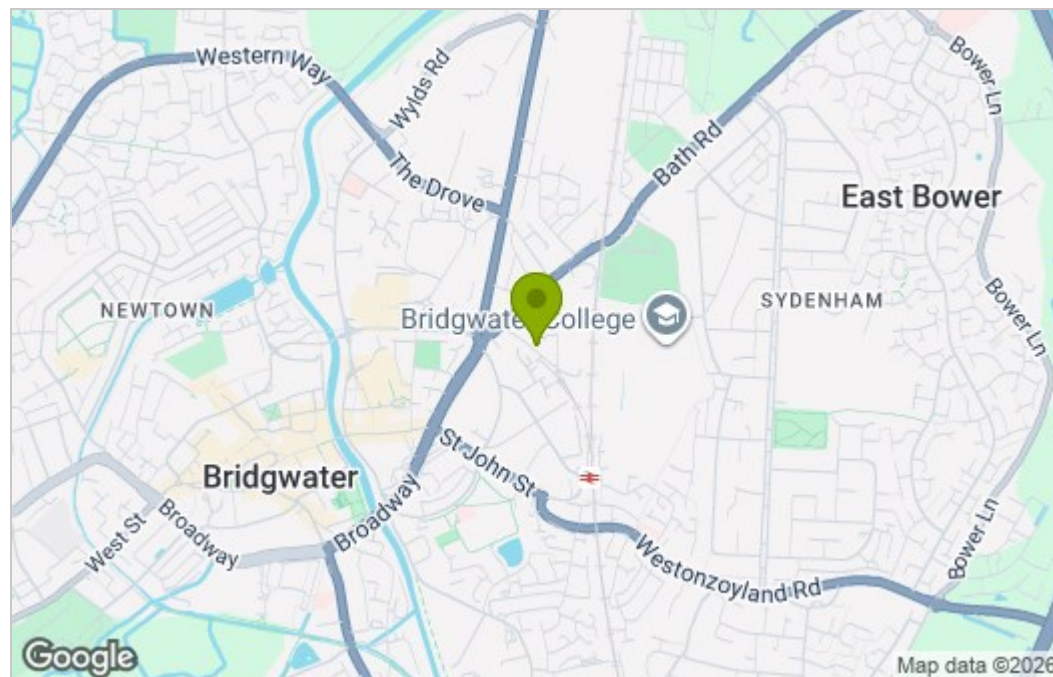
## Floor Plan



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

| Energy Efficiency Rating                                                                                                                                                                                                                                                                                             |  | Current                    | Potential                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>                                       |  | 69                         | 79                                                                                    |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                                                    |  | EU Directive<br>2002/91/EC |  |
| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                       |  |                            |                                                                                       |
|                                                                                                                                                                                                                                                                                                                      |  | Current                    | Potential                                                                             |
| <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |  |                            |                                                                                       |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                                                    |  | EU Directive<br>2002/91/EC |  |

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.