



GIBBINS RICHARDS 

1 Mayflower Close, Bridgwater TA6 4EJ

£329,950

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Making home moves happen

Spacious and extended four bedroom semi detached house situated in a tucked away location in Bower Manor offering a good degree of privacy and benefiting from a garage and off road parking for two cars. UPVC double glazing and gas central heating. Viewing Advised!

Tenure: Freehold / Energy Rating: C / Council Tax Band: C

The property is located within the popular Bower Manor development which lies to the east of Bridgwater and within easy access to local shops and amenities. Bridgwater town itself provides an excellent range of shopping and leisure facilities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a main line intercity railway station.

EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE
POPULAR 'BOWER MANOR' DEVELOPMENT
LARGE SITTING/DINING ROOM
SPACIOUS KITCHEN/FAMILY ROOM
USEFUL UTILITY AREA
EN-SUITE TO MASTER BEDROOM
FIRST FLOOR FAMILY BATHROOM
GAS CENTRAL HEATING
GARAGE / OFF ROAD PARKING
NO ONWARD CHAIN





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Entrance Hall	6' 11" x 14' 4" (2.12m x 4.38m) Stairs to first floor. Door to;
Cloakroom	Front aspect obscure window. Low level WC and wash hand basin.
Sitting/Dining Room	23' 4" x 12' 3" (7.11m x 3.74m) Front aspect window and French doors to rear garden.
Inner Lobby	7' 5" x 5' 9" (2.25m x 1.74m) Built-in storage cupboard. Door to understairs storage. Door to;
Utility Area	7' 5" x 3' 0" (2.25m x 0.91m) Space for tumble dryer and washing machine. Door to rear garden.
Kitchen/Dining/Family Room	27' 1" x 11' 0" (8.25m x 3.36m) Rear, front and side aspect windows. Fitted in a range of units to base and wall, space for dishwasher and fridge/freezer. Side sliding patio doors onto the side garden. Integrated oven and gas hob.
First Floor Landing	Hatch to loft. Storage/Airing cupboard.
Bedroom 1	16' 8" x 11' 0" (5.08m x 3.36m) Front aspect window. Door to;
En-Suite Shower Room	6' 8" x 5' 4" (2.03m x 1.62m) Rear aspect obscure window. Corner shower, low level WC and wash hand basin.
Bedroom 2	13' 0" x 9' 1" (3.95m x 2.76m) Rear aspect window.
Bedroom 3	10' 4" x 9' 1" (3.16m x 2.76m) Front aspect window.
Bedroom 4	7' 7" x 7' 1" (2.30m x 2.16m) Front aspect window.
Bathroom	Rear aspect obscure window. Larger than average with Jacuzzi style bath, pedestal wash hand basin, low level WC.
Outside	The rear garden is accessible from the sitting room where there is a covered area ideal for entertaining. Door providing access to the garage. Garden is fully enclosed by brick walls. Gate providing access to the driveway and garage.



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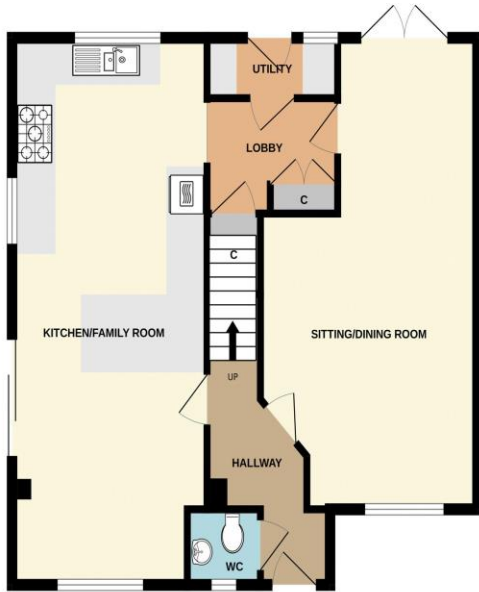


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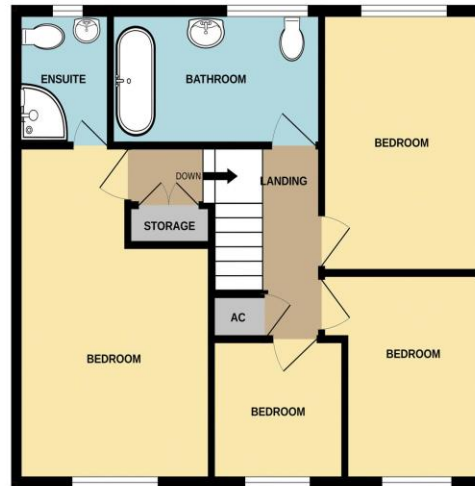


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GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 sq.m.) approx.

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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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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