



GIBBINS RICHARDS 
Making home moves happen

A two bedroom end terrace house located on the popular 'Bower Manor' development. The property is within walking distance to local shops and amenities, warmed by gas fired central heating and fully UPVC double glazed. The accommodation comprises in brief; sitting/dining room, well equipped kitchen, two first floor bedrooms and bathroom. Fully enclosed rear garden and off road parking area.

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

The 'Bower Manor' development provides an excellent range of local shops and is situated within easy access to Bridgwater's town centre. Bridgwater town itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

NO ONWARD CHAIN

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

WALKING DISTANCE TO LOCAL SHOPS & AMENITIES

EASY ACCESS TO THE M5 MOTORWAY

IDEAL FIRST TIME / INVESTMENT PURCHASE

FULLY ENCLOSED REAR GARDEN

OFF ROAD PARKING

Sitting/Dining Room

13' 5" x 13' 1" (4.1m x 4m) Front aspect window. Stairs to first floor.

Kitchen

13' 5" x 7' 3" (4.1m x 2.2m) Rear aspect window and door to garden. Space and plumbing for washing machine.

First Floor Landing

Side aspect window. Hatch to loft. Doors to two bedrooms and bathroom.

Bedroom 1

11' 6" x 10' 6" (3.5m x 3.2m) Front aspect window. Built-in storage cupboards.

Bedroom 2

8' 6" x 6' 7" (2.6m x 2.0m) Rear aspect window.

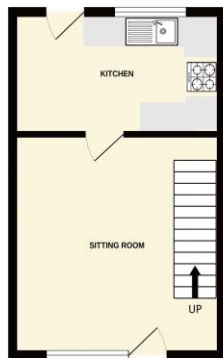
Bathroom

6' 3" x 5' 7" (1.9m x 1.7m) Rear aspect obscure window. Equipped in a three piece suite comprising low level WC, wash hand basin and bath with overhead shower.

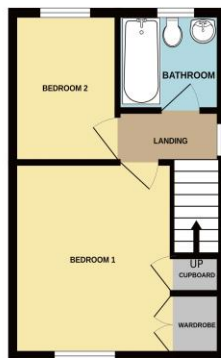
Outside

Fully enclosed rear garden laid to patio and lawn with side access gate. Allocated off road parking nearby.

GROUND FLOOR



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling and other dimensions are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of the plan.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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 before viewing the property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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