



GIBBINS RICHARDS   
Making home moves happen

10 Beech Drive, Bridgwater TA6 4DU  
£265,000

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**\*\* AVAILABLE WITH NO ONWARD CHAIN \*\***

A substantial three bedroom detached house on the popular 'Bower Manor' development on the east side of Bridgwater. The property is warmed by gas central heating, double glazing throughout, conservatory and integral garage. The accommodation comprises in brief; entrance porch, sitting room, dining room, kitchen, conservatory, three first floor bedrooms and family bathroom. Front and rear gardens and off road parking.

Tenure: Freehold / Energy Rating: D / Council Tax Band: (TBC)

The property is situated just a stones throw from local shops and amenities and within easy access to Bridgwater's town centre. Bridgwater itself offers 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  
THREE BEDROOM DETACHED HOUSE  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
OFF ROAD PARKING  
GARAGE  
EASY ACCESS TO THE M5 MOTORWAY  
GAS CENTRAL HEATING  
DOUBLE GLAZING







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Entrance Porch	Leading to;
Sitting Room	14' 6" x 10' 4" (4.43m x 3.14m) Front aspect window, opening into;
Dining Room	8' 8" x 8' 2" (2.64m x 2.50m) Sliding patio doors to rear garden. Door to;
Kitchen	9' 3" x 7' 7" (2.82m x 2.32m) Matching floor and wall cupboard units. Space and plumbing for washing machine.
Conservatory	7' 9" x 6' 4" (2.37m x 1.93m) Door to garden.
First Floor Landing	Doors to three bedrooms and family bathroom. Storage cupboard.
Bedroom 1	11' 1" x 9' 4" (3.38m x 2.85m) Front aspect window. Built-in wardrobe.
Bedroom 2	9' 4" x 9' 1" (2.85m x 2.77m) Rear aspect window. Built-in wardrobe.
Bedroom 3	8' 7" x 8' 5" (2.61m x 2.56m) Front aspect window.
Bathroom	8' 4" x 6' 5" (2.55m x 1.95m) Rear aspect obscure window. Fitted in a white suite comprising low level WC, wash hand basin and bath with overhead shower.
Outside	To the front there is off road parking in front of the integral garage. A side access gate leads to a private and fully enclosed garden laid to patio and lawn.
Integral Garage	With light and power.



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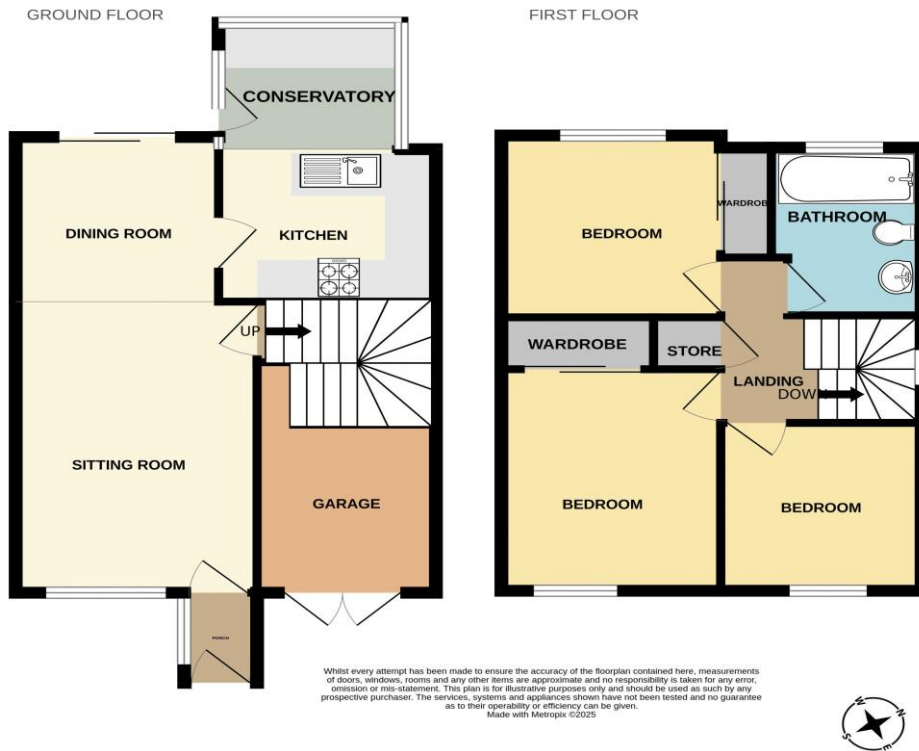


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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.  
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.



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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