



GIBBINS RICHARDS   
Making home moves happen

29 Bowerings Road, Bridgwater TA6 6HD  
£199,950

GIBBINS RICHARDS   
Making home moves happen

A smart two double bedroom semi-detached house situated within walking distance to local shops and amenities. The property itself is fully UPVC double glazed and warmed by gas central heating. The accommodation comprises in brief; entrance porch, sitting room, kitchen/diner, two first floor double bedrooms and bathroom. Multiple off road parking, garage and enclosed rear garden.

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

The property is located within easy walking distance to local amenities. The nearby town of Bridgwater lies within easy walking/cycling distance and provides an excellent range of shopping, leisure and financial amenities. Bridgwater itself also provides easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- GARAGE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
- EASY ACCESS TO THE M5
- IDEAL FIRST TIME/INVESTMENT PURCHASE





GIBBINS RICHARDS   
Making home moves happen

Entrance Porch	4' 8" x 2' 11" (1.42m x 0.89m) Door into;
Sitting Room	15' 5" x 11' 7" (4.70m x 3.53m) Front aspect window. Stairs to first floor, door to;
Kitchen/Diner	11' 7" x 8' 7" (3.53m x 2.61m) Rear aspect window and door to side giving access to rear garden. Space and plumbing for washing machine.
First Floor Landing	Doors to two double bedrooms and bathroom. Loft access hatch.
Bedroom 1	11' 7" x 8' 10" (3.53m x 2.69m) Front aspect window. Storage cupboard.
Bedroom 2	11' 7" x 8' 7" (3.53m x 2.61m) Rear aspect window.
Bathroom	6' 2" x 5' 6" (1.88m x 1.68m) Side aspect obscure window. Equipped in a three piece suite comprising bath with over head shower, low level WC and wash hand basin.
Outside	Front garden with multiple off road parking leading to SINGLE GARAGE and fully enclosed low maintenance rear garden.



GIBBINS RICHARDS   
Making home moves happen

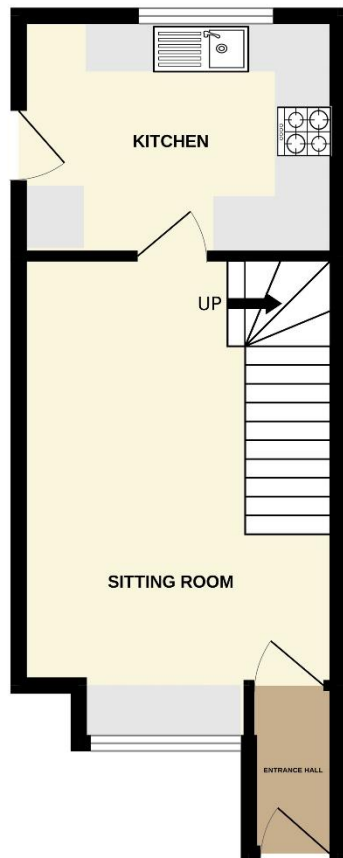


GIBBINS RICHARDS   
Making home moves happen

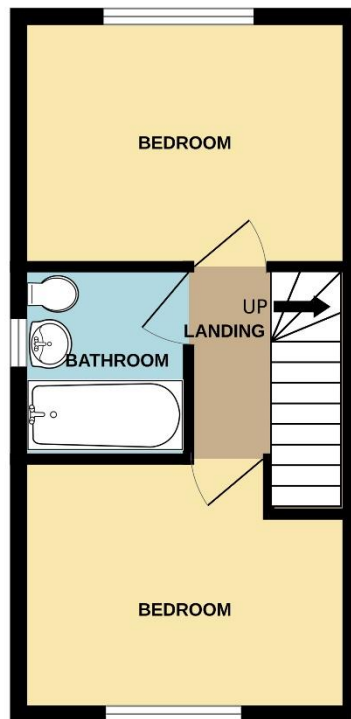


GIBBINS RICHARDS   
Making home moves happen

GROUND FLOOR



FIRST 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.  
Made with Metropix 62025



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.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488  
Email: [bw@gibbinsrichards.co.uk](mailto:bw@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)