



GIBBINS RICHARDS   
Making home moves happen

5 Poplar Road, Bridgwater TA6 4UH  
£207,500

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A very well presented two double bedroom home boasting a re-fitted kitchen, first floor shower room, south facing rear garden and single garage. An internal viewing is strongly recommended to fully appreciate this very well presented property which would make an ideal first home or investment. The accommodation comprises: porch, hall, re-fitted kitchen with built-in appliances, sitting room with access to rear garden together with two double first floor bedrooms and shower room. Whilst to the outside there is a fully enclosed rear garden with access to a nearby garage.

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

The property is located on the popular 'Bower Manor' development which is close to Bridgwater community hospital as well as a shopping parade which include Tesco Express, takeaway etc. Primary and secondary school education are also within comfortable walking distance. Bridgwater town centre is just over one mile distant and boasts a wide and comprehensive range of shopping and leisure facilities.

WELL PRESENTED TWO BEDROOM HOME  
SOUTH FACING REAR GARDEN  
TWO DOUBLE BEDROOMS  
GAS CENTRAL HEATING  
RE-FITTED KITCHEN  
SINGLE GARAGE  
IDEAL FIRST TIME / INVESTMENT PURCHASE







Entrance Porch  
Entrance Hall  
Kitchen

With cloaks/storage recess.

Stairs to first floor.

9' 2" x 6' 8" (2.79m x 2.03m) re-fitted incorporating a built-in oven and hob with chimney style extractor hood.

Sitting Room

14' 0" x 12' 8" (4.26m x 3.86m) understairs storage and door to rear garden.

First Floor Landing

Access to two bedrooms and shower room.

Bedroom 1

12' 8" x 8' 8" (3.86m x 2.64m)

Bedroom 2

9' 5" x 8' 2" (2.87m x 2.49m) containing a boiler/airing cupboard.

Shower Room

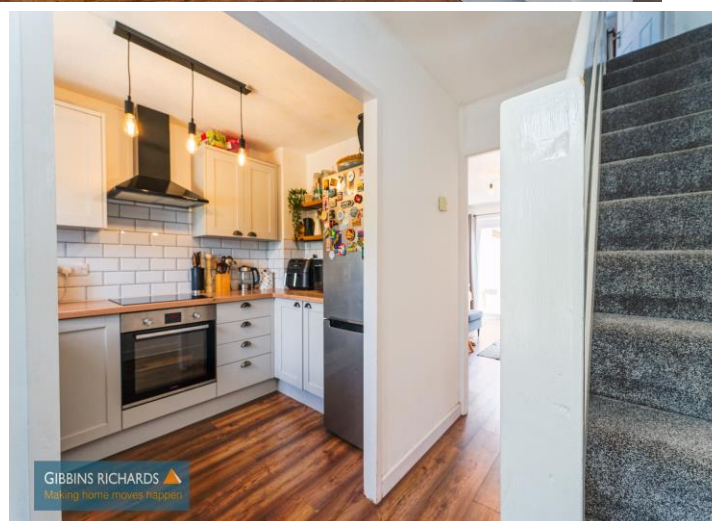
6' 5" x 6' 3" (1.95m x 1.90m) incorporating a double shower enclosure.

Outside

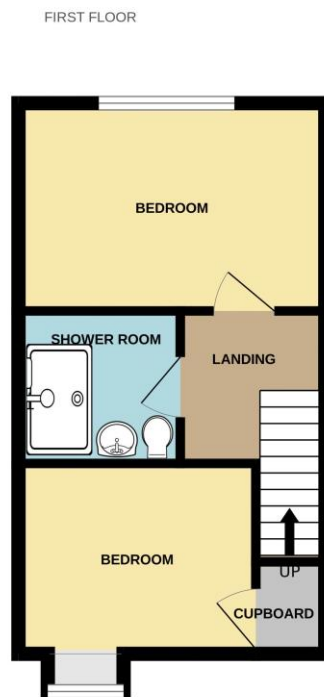
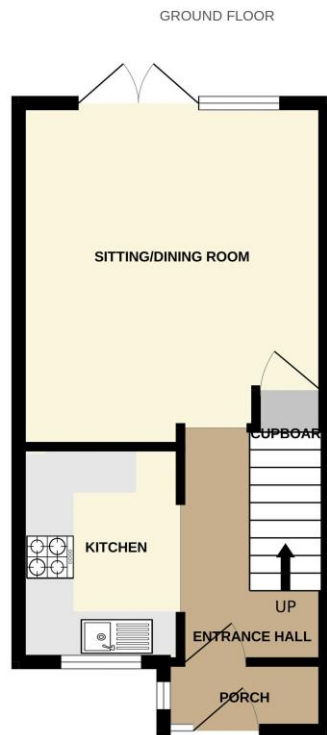
Open plan garden to front. The rear garden benefits from a south facing aspect incorporates a sun patio, level lawn and gravel borders with rear pedestrian gate leading to the single garage.

#### AGENTS NOTE

Please note the title to the property is freehold but the garage is currently held under a rent charge. We understand there is a yearly fee payable of £5 per annum. Full details of this should be sought via your Legal Representative.







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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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)