



GIBBINS RICHARDS 
Making home moves happen

1 Fir Tree Close, Bridgwater TA6 4EH
£325,000

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A very well presented and extended family home boasting spacious and versatile accommodation. The accommodation comprises in brief; entrance hall, spacious sitting room, dining room, kitchen/breakfast room, cloakroom, utility store, four first floor bedrooms and separate study/nursery and family bathroom. Ample off road parking, partly converted garage/store, fully enclosed rear garden. Internal viewing strongly recommended!

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

This spacious end of terrace property has been extended in recent years to now provide a most versatile family home. The property is located off Wilkins Road on the 'Bower Manor' development which is within convenient reach of a local shopping parade, primary school and Bridgwater Hospital. The town centre itself which offers a wide and comprehensive range of facilities is approximately one mile distant.

BEAUTIFULLY PRESENTED & EXTENDED FAMILY HOME
LARGE SITTING ROOM
SEPARATE DINING ROOM
SPACIOUS & WELL FITTED KITCHEN/BREAKFAST ROOM
DOWNSTAIRS CLOAKROOM & UTILITY CUPBOARD
FOUR BEDROOMS & NURSERY/STUDY TO FIRST FLOOR
FAMILY BATHROOM WITH SEPARATE SHOWER ENCLOSURE
PROPANE GAS HEATING
OFF ROAD PARKING
FULLY ENCLOSED GARDEN



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Entrance Lobby	Door leading to garage/store room.
Garage/Store	12' 0" x 10' 5" (3.65m x 3.17m)
Entrance Hall	Stairs to first floor.
Sitting Room	21' 10" x 10' 10" (6.65m x 3.30m) A most spacious room with understairs storage, opening to;
Dining Room	21' 10" x 6' 2" (6.65m x 1.88m) Utility cupboard containing a gas fired central heating boiler and plumbing for washing machine.
Kitchen/Breakfast Room	13' 0" x 10' 10" (3.96m x 3.30m) Built-in double oven and induction hob. Breakfast bar unit, ample floor and wall cupboard units, open to dining room.
Cloakroom	WC and wash hand basin.
First Floor Landing	Two loft access points.
Bedroom 1	11' 0" x 10' 5" (3.35m x 3.17m) Front aspect window. Built-in double wardrobe.
Bedroom 2	8' 10" x 7' 10" (2.69m x 2.39m) Rear aspect window. Built-in wardrobe.
Bedroom 3	10' 10" x 7' 8" (3.30m x 2.34m) Front aspect window.
Bedroom 4	8' 0" x 7' 10" (2.44m x 2.39m) Side aspect window.
Nursery/Study	6' 0" x 5' 6" (1.83m x 1.68m) Rear aspect window.
Family Bathroom	10' 8" x 5' 8" (3.25m x 1.73m) Rear aspect obscure window. Low level WC, wash hand basin, bath and separate shower enclosure.
Outside	Ample off road parking to the front with side access leading to a fully enclosed rear garden with lawn and patio.



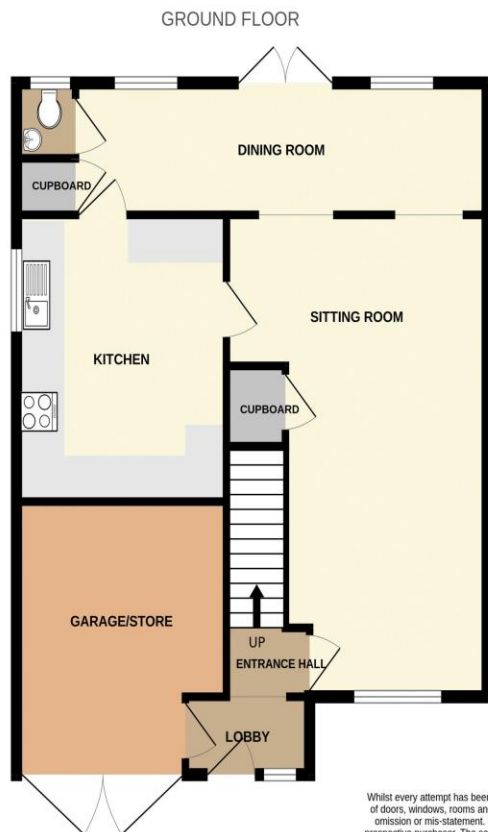
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
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