

Manley Gardens  
Bridgwater  
TA6 3EF







£220,000

- Modern Mid-Terraced Property
  - Constructed in 2009
    - Three Bedrooms
    - Two Bathrooms
      - Living Room
      - Kitchen/Diner
      - Cloakroom
- Gas Central Heating & Double Glazing
  - Enclosed Rear Garden
  - Allocated Parking Space

Nestled in the Barratt Homes Festival Park development near Bridgwater's town centre, this stylish three-bedroom mid-terraced home features an en-suite shower room.

Its prime location offers easy access to the town centre and includes allocated parking along with a private enclosed garden.

## ACCOMMODATION

This double-glazed and gas centrally heated property briefly comprises an entrance hallway, cloakroom, living room, and kitchen/diner on the ground floor, with three bedrooms, an en-suite shower room, and a family bathroom on the first floor. Outside, there is an enclosed rear garden and parking for one vehicle.

## LOCATION

Manley Gardens is situated close to the centre of the market town of Bridgwater. The town offers a full range of amenities including educational, retail and leisure facilities. Junctions 23 & 24 of the M5 are nearby as is Bridgwater Railway Station.

## ADDITIONAL INFORMATION

Tenure: Freehold

Estate/Management Charge: £297.13 per annum

EPC Rating: C

Council Tax Band: B

## UTILITIES

Water Supply: Mains

Sewerage: Mains

Electricity Supply: Mains

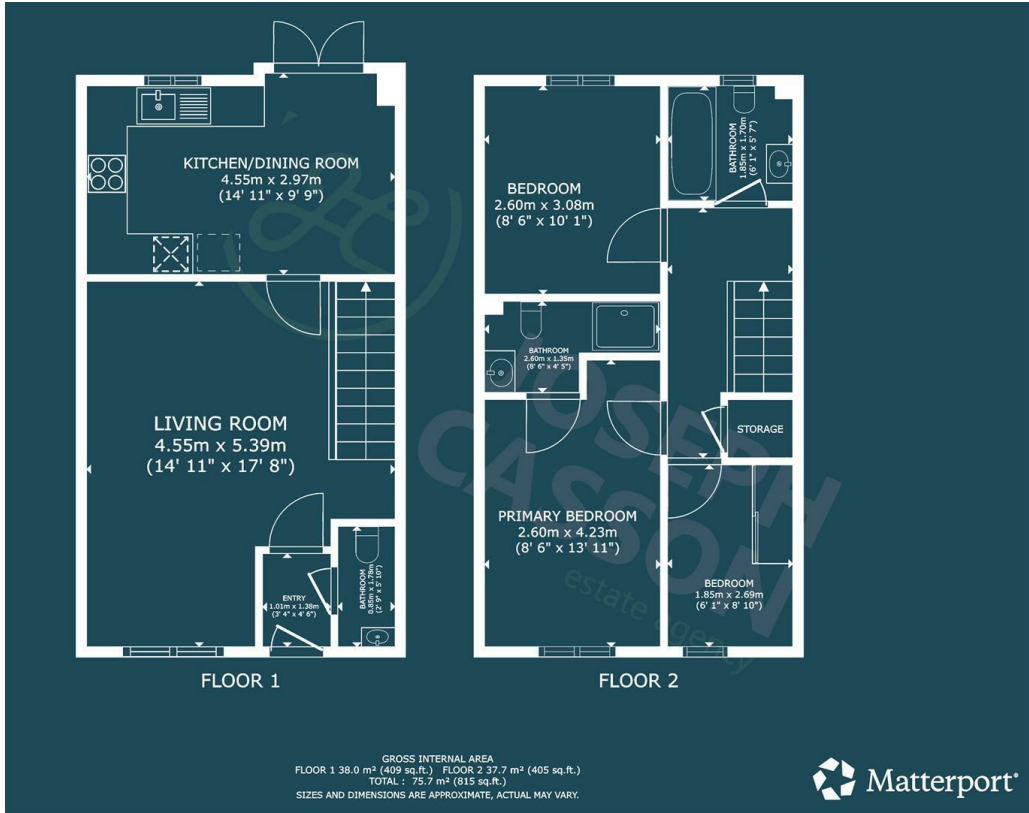
Gas Supply: Mains

Central Heating: Mains - Gas

## FLOODING

No Flooding in the last 5 years. Flood Information: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)





## BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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