









28 Withygrove Close, Bridgwater, TA6 4UF **£160,000** 

A fantastic opportunity to purchase a very well presented one bedroom end of terraced house with larger than average south-facing rear garden, front garden and allocated parking space, or space to build a garage, adjacent to existing garages nearby. The property is situated within this quiet cul-de-sac on the popular and well established Bower Manor development. The property comprises of an open plan living room/ kitchen, a double bedroom and good size bathroom and is served by gas fired central heating with a combi boiler and double glazing.

Withygrove Close is situated within close proximity of the local shops which include a 'Tesco' convenience store, takeaways, salon and The Bower Inn with a wider range of amenities available in the town centre of Bridgwater.

For an appointment to view please contact the vendors sole agent.

#### **ENTRANCE**

Via double glazed front door to:

# OPEN PLAN LIVING ROOM/ KITCHEN

Double glazed window to front aspect. Radiator, wood effect flooring, stairs rising to first floor with cupboard beneath.

Kitchen - Double glazed window to rear aspect. Fitted with a range of matching wall, base and drawer units with work surfaces over with sink and drainer unit inset. Built in appliances to remain including electric oven with hob over and chimney style extractor over with tiled splash backs. Space and plumbing for washing machine. Wood effect flooring. Space for fridge/ freezer. Built in cupboard housing the boiler. Double glazed door to the garden.

### **LANDING**

Double glazed window to rear aspect. Doors to the bedroom and bathroom. Access to loft.

#### **BEDROOM**

Double glazed window to front aspect. Two built in cupboards. Built in double wardrobe. Radiator. Aerial.

### **BATHROOM**

Obscure rear aspect double glazed window. Fitted with a three piece suite comprising panelled bath with shower attachments over, pedestal wash hand basin and WC. Partially tiled walls, wood effect flooring.

## **EXTERIOR**

# **GARAGE/ PARKING**

There is a parking space, or space to build a garage, adjacent to existing garages, as well as access to other parking, just a very short walk from the front door.

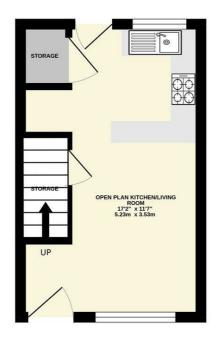
### **GARDEN**

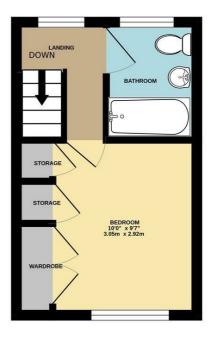
To the front of the property is a small open plan garden laid to chippings for easy maintenance. To the rear the garden is fully enclosed with timber fencing. Mainly laid to Astro- Turf with pathway leading to a good size timber shed (to remain). Timber gate to front.

#### **SERVICES**

Mains electricity, gas, water & drainage.

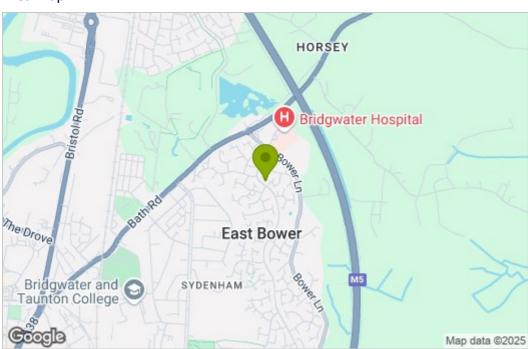
GROUND FLOOR 1ST FLOOR



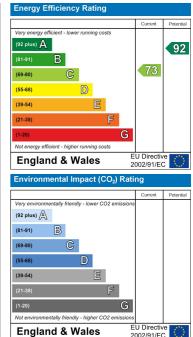


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

# Area Map



# **Energy Efficiency Graph**



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller.











