

30 Wilkins Road
Bridgwater, Somerset, TA6 4EZ

Brightest move

## Brightest move

£244,000







Brightestmove are delighted to offer for sale this semi-detached house which is situated on the popular Bower Manor development on the Eastern outskirts of Bridgwater.

This much improved three bedroom home benefits from replacement double glazed windows and central heating boiler (both in 2018).

The accommodation briefly comprises entrance porch into entrance hallway, living room, dining room, kitchen and conservatory to the ground floor with three bedrooms and bathroom upstairs.

Number 30 Wilkins Road is situated on a good size plot and offers the potential to extend subject to obtaining the necessary permissions and consents.

Externally there are gardens to front, side and rear with garage and parking accessed from Mayflower Close.

Wilkins Road is situated within 500 metres of the local shops with a wider range of amenities available in the town centre of Bridgwater.







Bridgwater is an emerging town situated in the heart of the borough of Sedgemoor and within 11 miles of Taunton and 38 miles of Bristol. The town which is famed for its annual carnival is a thriving place with many new jobs being created in recent years. For more information or an appointment to view please contact the vendors sole agents.

HEATING: Gas fired central heating system SERVICES: Mains gas, electricity, water and drainage

TENURE: Freehold COUNCIL TAX BAND: B

GROUND FLOOR 1ST FLOOR



**Living Room** 13' 11" x 12' 08" max (4.24m x 3.86m)

**Dining Room** 8' 11" x 7' 11" (2.72m x 2.41m)

**Kitchen** 8' 11" x 7' 01" (2.72m x 2.16m)

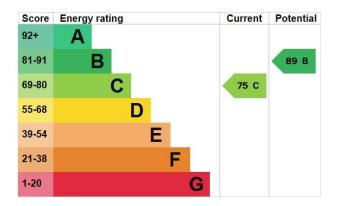
**Conservatory** 9' 07" x 7' 04" (2.92m x 2.24m)

**Bedroom One** 12' 08" x 9' 02" (3.86m x 2.79m)

**Bedroom Two** 10' 06" x 8' 03" (3.2m x 2.51m) (Excluding door recess)

**Bedroom Three** 7' 04" x 7' 03" (2.24m x 2.21m)

Garage 16' 01" x 7' 10" (4.9m x 2.39m)



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. CMH Southwest limited trading as Brightest Move and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of CMH Southwest limited trading as Brightest Move or the vendors. CMH Southwest limited trading as Brightest Move has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the vendors. Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.