



4 Malvern Close  
Bridgwater, Somerset, TA6 4XJ

**Brightest**move

# Brightest move

£167,500



Brightestmove are pleased to welcome to the market this two bedroom terraced house on the Bower Manor estate. In need of modernisation, the property benefits from double glazed windows, off road parking and a good size garden with a shed.

The property briefly comprises of a porch upon entry, living room with a gas convection heater, kitchen with ample storage, a wood conservatory and garden. On the first floor, you are welcomed to two good sized bedrooms and family bathroom. There is off road parking to the rear of the property.



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.

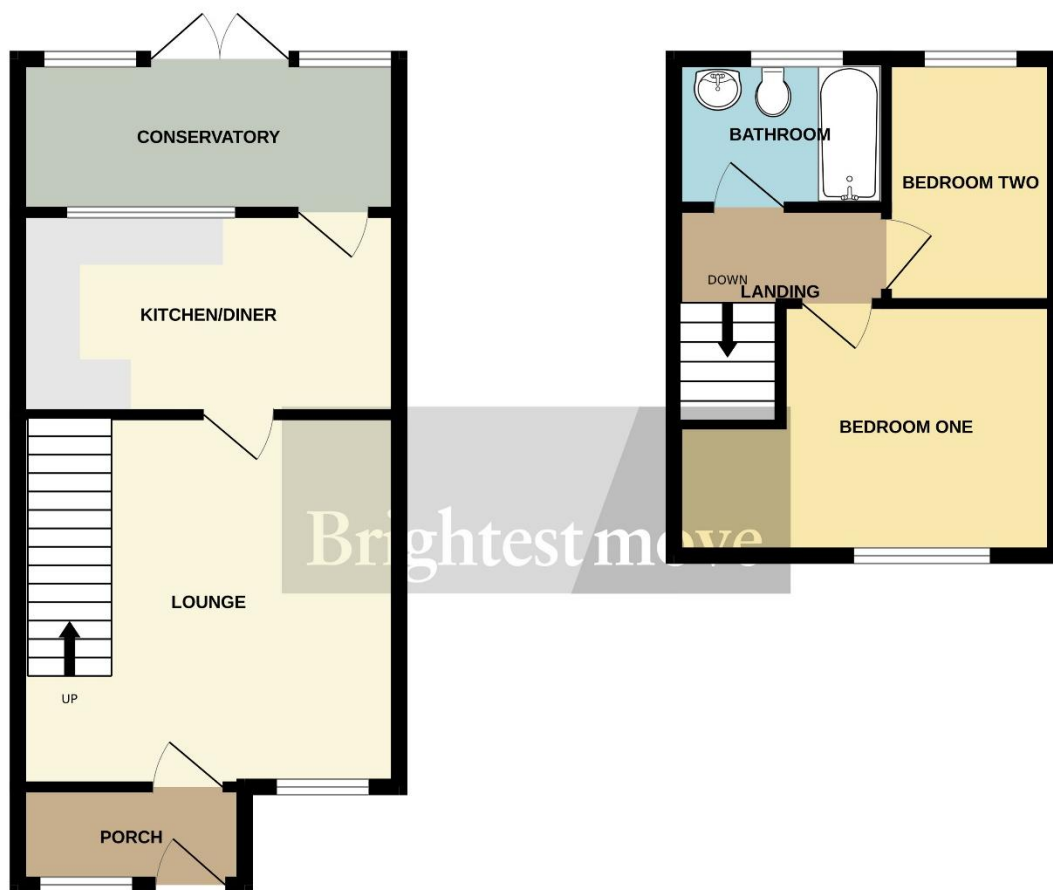
TENURE: Freehold

HEATING: Gas convection heater in living room

EPC: E

SERVICES: Mains electricity, water and drainage

TAX BAND: A



**Kitchen** 13' 03" x 7' 03" (4.04m x 2.21m)

**Bedroom One** 11' 00" x 10' 09" (3.35m x 3.28m)

**Bedroom Two** 8' 09" x 6' 0" (2.67m x 1.83m)

**Living Room** 13' 08" x 13' 04" (4.17m x 4.06m)

**Conservatory** 12' 08" x 5' 06" (3.86m x 1.68m)

**Approximate Total Floor Area** 106 Square Metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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