

  
**Natasha Howarth**  
ESTATE AGENTS



**1 Pelham Court, Bridgwater, TA6 4UL**

**£175,000**

We are delighted to bring to the market this well-presented one-bedroom bungalow, ideally situated in a quiet cul-de-sac on the popular Bower Manor development. The property enjoys a convenient location close to a wide range of local amenities, including Tesco Express, The Bower Inn, and Bridgwater Hospital.

Offered to the market with the added benefit of no onward chain, the accommodation briefly comprises an entrance hallway, a spacious lounge, fitted kitchen, bright sunroom, double bedroom, and bathroom.

Externally, the property features a generous, low-maintenance rear garden, a garage, and unrestricted parking to the front. This attractive bungalow would make an ideal first-time purchase, investment, or downsize opportunity. Early viewing is highly recommended. To arrange an appointment, please contact the vendor's sole agent.

## ENTRANCE

Via double glazed door to:

## ENTRANCE HALLWAY

Doors to the kitchen, living room, bedroom and bathroom. Electric radiator. Loft hatch.

## KITCHEN

Double glazed window to front aspect. Fitted with a range of wall, base & drawer units with work surfaces over & stainless steel sink & drainer unit inset. Space and point for gas cooker, space for fridge, space and plumbing for a washing machine. Serving hatch to living room. Wall mounted boiler for hot water.

## BATHROOM

Obscure front aspect double glazed window. Fitted with a three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and close coupled WC, partially tiled walls. Electric heated fan and extractor.

## LIVING ROOM

Electric radiator. Double glazed patio doors to the sun room.

## SUN ROOM

Triple aspect glazed windows with patio doors inset leading to the garden.

## BEDROOM

Double glazed windows overlooking the garden. Built in wardrobes. Electric radiator.

## EXTERIOR

### GARDEN

Fully enclosed and paved with timber gate providing access to the front of the property. Personnel door to the garage.

### PARKING

Unrestricted parking to the front.

### GARAGE

Up and over door in block. Power and light connected. The garage is subject to a fee payable of £5 per annum.

## SERVICES

Mains electricity, gas, water & drainage.

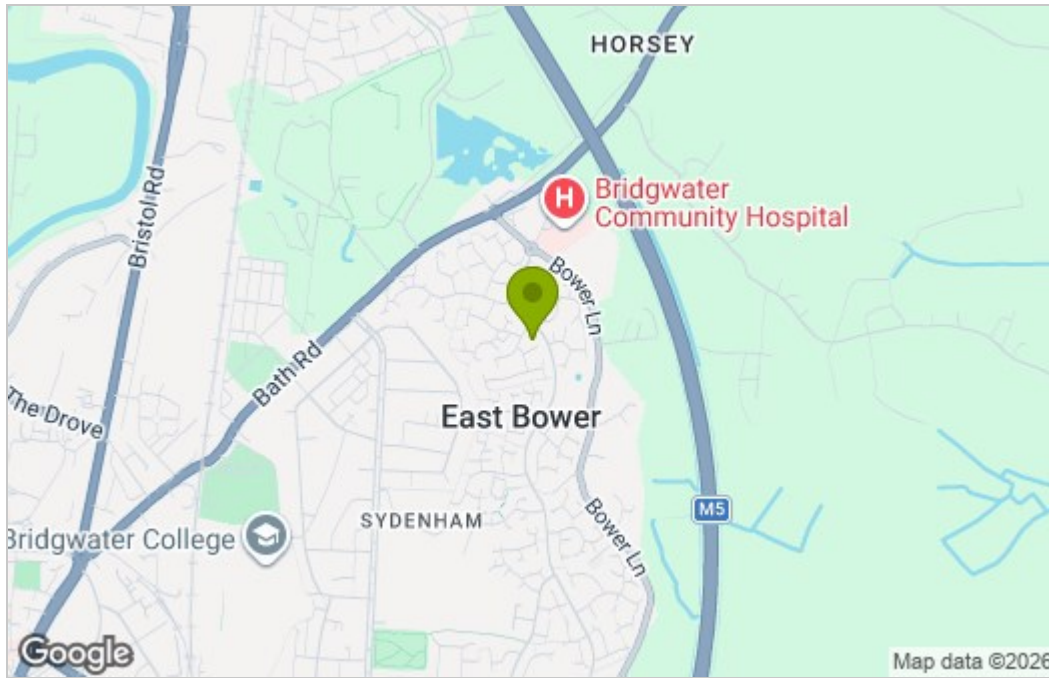
# Floor Plan

## GROUND FLOOR

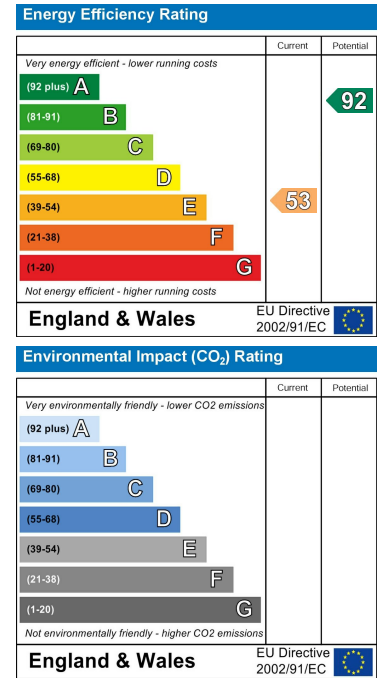


Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



01278 574562 07710 392220  
sales@nhowarthestateagents.co.uk  
www.natashowarthestateagents.co.uk

