



11 Sully Close, Bridgwater TA6 4YB  
£169,950

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Making home moves happen



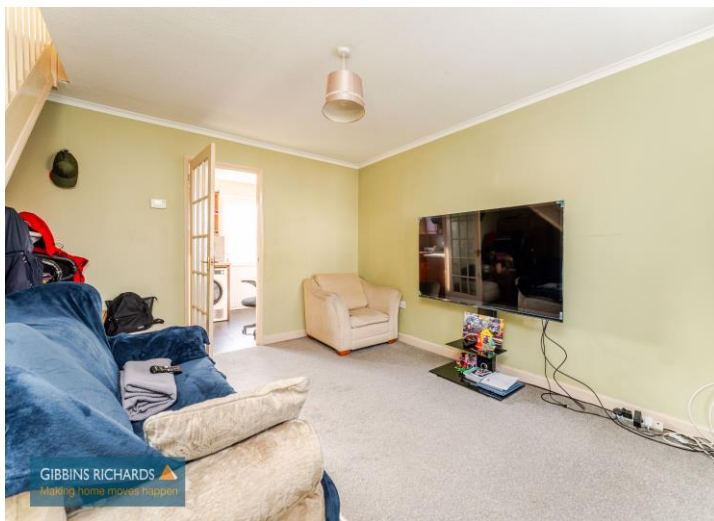
**\*\* AVAILABLE WITH NO ONWARD CHAIN \*\***

A two bedroom terrace house located in a cul-de-sac position providing gas centrally heated accommodation to include; sitting room, kitchen/dining room, two first floor bedrooms and bathroom. Fully enclosed rear garden and off road parking with additional space behind secure gates.

Tenure: Freehold / Energy Rating: C / Council Tax Band: A

This two bedroom terrace home could be the perfect choice for a first time buyer or investors alike. The property is located in the popular 'Bower Manor' development on the eastern outskirts of Bridgwater which contains a number of nearby amenities to include a shopping parade, primary school, Bridgwater Hospital, whilst the town centre is just over half a mile distant.

NO ONWARD CHAIN  
PERFECT FIRST HOME / INVESTMENT  
EASY TO MAINTAIN ACCOMMODATION  
GAS CENTRAL HEATING  
DOUBLE GLAZED WINDOWS  
OFF ROAD PARKING TO REAR FOR TWO VEHICLES  
WALKING DISTANCE TO LOCAL AMENITIES







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Sitting Room	13' 8" x 13' 0" (4.16m x 3.96m) understairs recess.
Kitchen/Dining Room	13' 6" x 7' 5" (4.11m x 2.26m) with access to rear garden.
First Floor Landing	
Bedroom 1	11' 8" x 10' 2" (3.55m x 3.10m) recessed wardrobe and airing cupboard.
Bedroom 2	8' 10" x 6' 10" (2.69m x 2.08m)
Bathroom	Equipped with a three piece suite including over bath electric shower.
Outside	To the front of the property there is an area of open plan garden with footpath to the front door. To the rear is a low maintenance garden laid to gravel and patio. Timber gates provide access to the off road parking space with additional parking if required within the rear garden.



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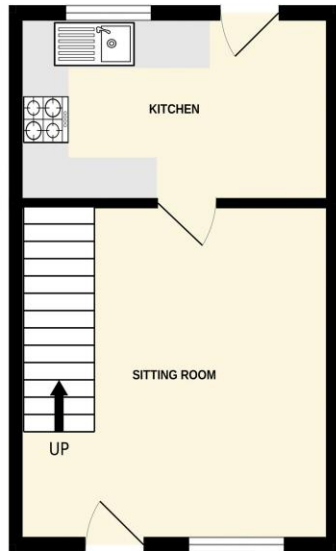
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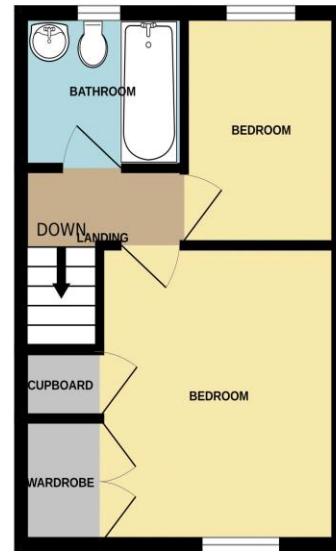
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GROUND FLOOR



FIRST 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.  
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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