

27 Heather Close, Bridgwater TA6 5PB £205,000

GIBBINS RICHARDS A
Making home moves happen

A well proportioned two bedroom end of terrace house located on the popular 'Bridge Estate' development and within walking distance to local amenities and the town centre. The accommodation comprises in brief; entrance hallway, sitting room, UPVC double glazed conservatory/dining room and kitchen. To the first floor are two double bedrooms and family bathroom. The property is warmed by gas central heating and fully UPVC double glazed. Front and rear gardens. Well presented throughout - viewing strongly advised!

Tenure: Freehold / Energy Rating: E / Council Tax Band: B

The property is located within walking distance to many local amenities as well as within close proximity to Bridgwater's train station. Bridgwater town itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24.

POPULAR 'BRIDGE ESTATE' DEVELOPMENT
IDEAL FIRST TIME/INVESTMENT PURCHASE
TWO FIRST FLOOR DOUBLE BEDROOMS
FRONT & REAR GARDENS
GAS CENTRAL HEATING
UPVC DOUBLE GLAZED
VIEWING RECOMMENDED











Entrance Hallway Stairs to first floor. Door to understairs

storage cupboard.

Kitchen 11' 7" x 8' 9" (3.53m x 2.66m) Front

aspect window. Fitted with floor and wall mounted units, space and plumbing

for washing machine.

Sitting Room 14' 11" x 11' 10" (4.54m x 3.60m) French

doors to;

Conservatory 14' 8" x 7' 8" (4.47m x 2.34m) Double

doors and windows to rear garden.

First Floor Landing Hatch to loft.

Bedroom 1 14' 11" x 8' 11" (4.54m x 2.72m)

increasing to 12' (3.65m) at maximum point. Two rear aspect windows. Door

to airing cupboard.

Bedroom 2 11' 6" x 8' 8" (3.50m x 2.64m) Front

aspect window.

Bathroom Front aspect obscure window. Equipped

in a white three piece suite comprising bath with overhead shower, low level WC

and wash hand basin.

Outside To the front of the property a pedestrian

footpath leads to the front boundary from which a concrete footpath leads to the front door and around to the side of the property providing access into the enclosed rear garden. To the rear is a fully enclosed garden laid to patio and

lawn with timber shed.

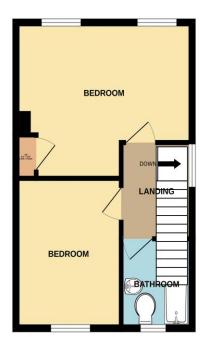






**GROUND FLOOR** 1ST FLOOR











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 £30 + VAT (£36) 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.