



GIBBINS RICHARDS 

9 Rosevean Close, Bridgwater TA6 4EU

£285,000

GIBBINS RICHARDS 
Making home moves happen

A very well presented four bedroom semi-detached home with a generous size rear garden, ample off road parking, modern re-fitted kitchen and bathroom. This spacious four bedroom semi-detached property occupies a pleasant tucked away position on the popular 'Bower Manor' development. The accommodation benefits from gas central heating, fully double glazed and incorporates; entrance hall containing a deep understairs storage cupboard, re-fitted cloakroom, generous size sitting room, kitchen/dining room, four first floor bedrooms and a modern bathroom suite. Off road parking for up to four vehicles with access to a generous size enclosed rear garden.

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

The property is situated in a convenient location with a short walk of Bridgwater Hospital as well as local facilities in Bower Manor itself. The property is within convenient reach of Bridgwater College as well as being within easy reach of the town centre itself which boasts a wide and comprehensive range of facilities.

POPULAR LOCATION
FOUR BEDROOM SEMI-DETACHED HOUSE
GAS CENTRAL HEATING
FULLY DOUBLE GLAZED
GENEROUS SIZE REAR GARDEN
RE-FITTED CLOAKROOM / FAMILY BATHROOM
IDEAL FAMILY HOME
MULTIPLE OFF ROAD PARKING
VIEWING HIGHLY RECOMMENDED



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲



Entrance Hall With bamboo flooring. Understairs storage cupboard.

Cloakroom Re-fitted suite with WC and vanity wash basin.

Sitting Room 18' 8" x 11' 2" (5.69m x 3.40m) with bamboo flooring, two double glazed windows.

Kitchen/Dining Room 18' 8" x 7' 10" (5.69m x 2.39m) Fitted with an array of modern floor and wall cupboard units with built-in dishwasher unit, cooker recess, plumbing for washing machine and access to rear garden.

First Floor Landing Loft access leading to a part boarded loft with ladder.

Bedroom 1 11' 5" x 9' 2" (3.48m x 2.79m)

Bedroom 2 11' 5" x 9' 2" (3.48m x 2.79m)

Bedroom 3 9' 1" x 8' 1" (2.77m x 2.46m)

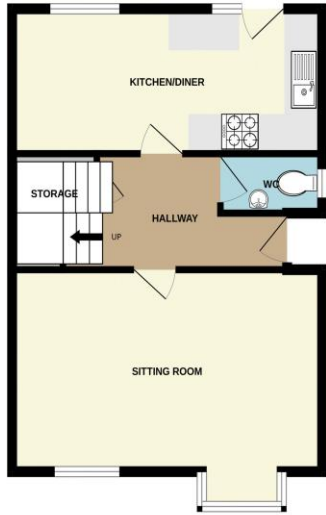
Bedroom 4 9' 0" x 7' 0" (2.74m x 2.13m) containing gas fired central heating boiler. Mirrored wardrobes.

Family Bathroom 7' 3" x 6' 1" (2.21m x 1.85m) Re-fitted suite with shaped bath with mixer and rain head shower attachment, WC and wash basin.

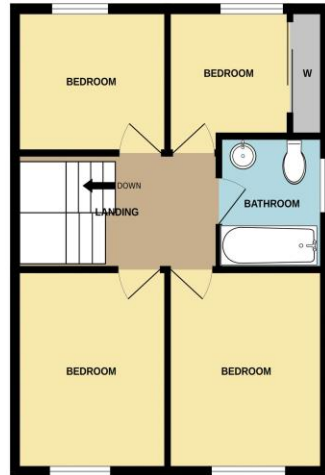
Outside To the front of the property there is ample off road parking for up to four cars with a side access leading to a patio, timber storage shed and long lawn. The garden is well enclosed by surrounding fence work.



GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 943 sq.ft. (87.6 sq.m.) approx.
While 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.
Made with Metropac C022



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.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk