



GIBBINS RICHARDS 

12 Almond Tree Close, Bridgwater TA6 4EB

£235,000

GIBBINS RICHARDS   
Making home moves happen



Located at the end of a quiet cul-de-sac within the popular 'Bower Manor' estate, this smart two bedroom semi-detached bungalow is a fine example of easy low maintenance living. The accommodation is beautifully presented throughout with replacement UPVC double glazing and an efficient electric central heating system. There are modern kitchen and sanitary fittings and the property is superbly presented throughout. Internal accommodation comprises in brief; entrance hall, sitting room, kitchen, inner hallway leading to two bedrooms and shower room. Good size well tended gardens to the front and rear as well as garage and tandem off road parking to the side. The property is offered for sale with NO ONWARD CHAIN and early viewing is advised to avoid disappointment.

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

The property is located on a level plot at the end of a quiet cul-de-sac in a private tucked away position. It is within easy walking distance to local shops and within easy access to the town centre. Bridgwater 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 together with a mainline intercity railway station.

FULLY REFURBISHED IN RECENT YEARS  
NO ONWARD CHAIN  
BEAUTIFULLY PRESENTED THROUGHOUT  
MULTIPLE OFF ROAD PARKING  
SINGLE GARAGE  
GOOD SIZE WELL TENDED FRONT & REAR GARDENS  
FULL UPVC DOUBLE GLAZING  
EFFICIENT ELECTRIC CENTRAL HEATING  
TWO BEDROOMS  
MODERN KITCHEN & SANIARY FITMENTS







Entrance Hall	7' 3" x 4' 1" (2.21m x 1.24m) High level electric fuse board and door to;
Sitting Room	17' 1" x 12' 2" (5.20m x 3.71m) Front aspect window. Sliding to kitchen and door to inner hallway.
Kitchen	9' 11" x 7' 1" (3.02m x 2.16m) Window and door to side passage. Pantry cupboard. Fitted with a modern range of matching eye and low level units.
Inner Hallway	Doors to two bedrooms, shower room, airing cupboard and further storage cupboard. Hatch to loft.
Bedroom 1	12' 5" x 9' 0" (3.78m x 2.74m) Rear aspect window. Built-in wardrobe with mirror fronted sliding doors.
Bedroom 2	10' 6" x 8' 1" (3.20m x 2.46m) Rear aspect window.
Shower Room	6' 7" x 5' 6" (2.01m x 1.68m) Side aspect obscure window. Fitted with a white three piece matching suite comprising low level WC, pedestal wash hand basin and corner shower cubicle with Triton electric shower over.
Covered Side Passage	30' 5" x 4' 4" (9.26m x 1.32m) Door running from the front garden to the back garden. Glass roof. Mains lighting and outside tap.
Outside	Garden to front, tandem parking for multiple vehicles leading to SINGLE GARAGE with utility area to the rear with space for appliances. The rear garden measures approximately - 28' (8.53m) in depth and is fully enclosed by timber fencing. Paved patio area adjoining the property and area of lawn beyond. The garden enjoys a good degree of privacy and is south/east facing.



GROUND FLOOR  
839 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 sq.m.) approx.  
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 £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.

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