



GIBBINS RICHARDS 

10 Oakgrove Way, Bridgwater TA6 4UQ

£205,000

GIBBINS RICHARDS 
Making home moves happen

A superbly presented two bedroom semi-detached home located within the popular 'Bower Manor' estate and within easy walking distance to local shops. The property itself is fully double glazed and warmed by mains gas fired central heating and has modern kitchen and sanitary fittings. Externally, there is multiple off road parking to the front with good size gardens to the front and rear. Internally, the accommodation is well presented throughout and arranged over two storeys comprising in brief; entrance hall, sitting room, kitchen/dining room, two first floor bedrooms and family bathroom.

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

The property lies within easy access to Bridgwater's town centre which 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.

MULTIPLE OFF ROAD PARKING
GOOD SIZE GARDENS
FULLY DOUBLE GLAZED
MAINS GAS FIRED CENTRAL HEATING
MODERN KITCHEN & SANITARY FITMENTS
IDEAL INVESTMENT / STARTER HOME
SOUGHT AFTER LOCATION
WALKING DISTANCE TO LOCAL SHOPS





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Entrance Hall	4' 1" x 3' 1" (1.24m x 0.94m)
Sitting Room	14' 5" x 10' 8" (4.39m x 3.25m) Front aspect window. Understairs storage cupboard.
Kitchen/Breakfast Room	13' 11" x 8' 5" (4.24m x 2.56m) Rear aspect window and door to garden. Fitted with a modern range of matching eye and low level units, space for table and chairs.
First Floor Landing	Doors to two bedrooms and bathroom. Hatch to loft. Door to airing cupboard. Window to side.
Bedroom 1	10' 10" (3.30m) increasing to 13' 11" (4.24m) x 11' 2" (3.40m). Front aspect window.
Bedroom 2	8' 9" x 7' 7" (2.66m x 2.31m) Rear aspect window. Built-in wardrobes.
Bathroom	6' 1" x 5' 6" (1.85m x 1.68m) Re-fitted with a white three piece matching suite.
Outside	Fully enclosed rear garden with timber fencing measuring approximately - 44' (13.40m) in length by 23' (7.01m) in width. Large paved patio area adjoining the property with area of lawn beyond. Timber pergola and storage area. Side area and driveway for two/three vehicles to the front with open plan area of lawn.



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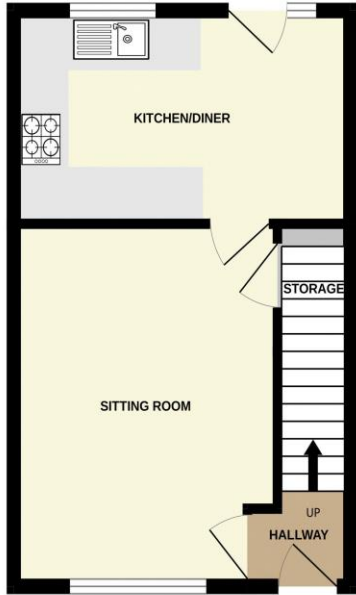


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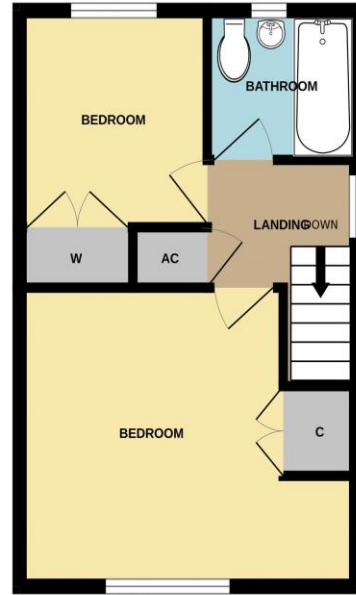


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GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq.ft. (56.7 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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