



GIBBINS RICHARDS 

12 Linley Close, Bridgwater TA6 4HL

£164,950

GIBBINS RICHARDS   
Making home moves happen

AVAILABLE WITH NO ONWARD CHAIN. Refurbishment required - this two bedroom semi-detached property is warmed by gas central heating and double glazed. The accommodation comprises in brief; entrance porch, sitting room, kitchen/diner, two first floor bedrooms and bathroom. Good size garden to the rear laid to patio and lawn.

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

The property is located in a quiet position within the ever popular 'Bower Manor' development which is located just east of Bridgwater and within easy walking distance to local shops and amenities. The property would make an ideal investment/first time purchase - early viewing advised.

NO ONWARD CHAIN  
IN NEED OF REFURBISHMENT  
TWO BEDROOM SEMI-DETACHED HOUSE  
EASY ACCESS TO THE M5  
WALKING DISTANCE TO LOCAL AMENITIES  
GAS CENTRAL HEATING  
FULLY ENCLOSED REAR GARDEN  
GARAGE / OFF ROAD PARKING

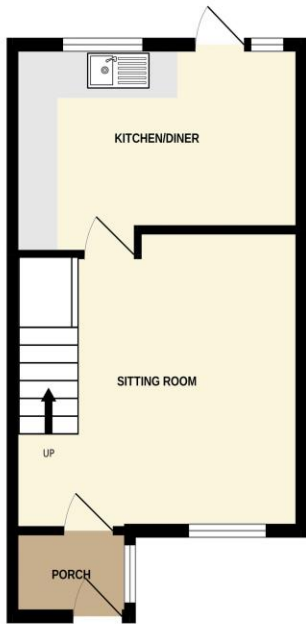




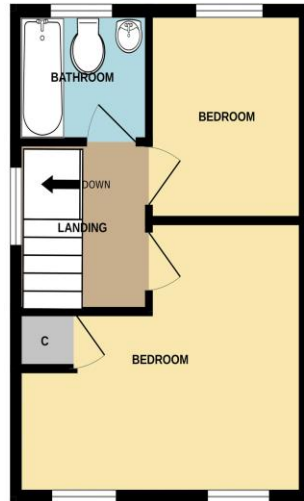
Entrance Porch	5' 7" x 3' 7" (1.7m x 1.1m) Side aspect window. Leading through to;
Sitting Room	14' 5" x 12' 6" (4.4m x 3.8m) Front aspect window. Stairs to first floor.
Kitchen/Diner	14' 5" x 8' 10" (4.4m x 2.7m) (max) Rear aspect window. Door to garden. Plumbing for washing machine. Gas boiler.
First Floor Landing	Side aspect window. Doors to two bedrooms and bathroom. Hatch to loft.
Bedroom 1	14' 5" x 11' 6" (4.4m x 3.5m) (max) Dual front aspect windows. Storage cupboard.
Bedroom 2	8' 6" x 7' 7" (2.6m x 2.3m) Rear aspect window.
Bathroom	6' 3" x 5' 7" (1.9m x 1.7m) Rear aspect obscure window. WC, wash hand basin and bath with electric shower over.
Outside	The rear garden is fully enclosed and laid to patio and lawn. Side access gate.



GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR  
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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.



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