



2 Squibbs Close, Bridgwater TA6 4LE

£179,950

GIBBINS RICHARDS 
Making home moves happen

A modern two bedroom mid terrace house with allocated off road parking for two vehicles and enclosed rear garden. This ideal first time/investment purchase is located in a quiet cul-de-sac within the popular 'Bower Manor' development and within easy walking distance to local shops and amenities. The accommodation is fully UPVC double glazed and warmed by mains gas fired central heating and comprises in brief; entrance hall, sitting room, kitchen/diner, two first floor bedrooms and bathroom. The property is currently achieving a monthly rental income of £950 and on an 'Assured Shorthold Tenancy'. NO ONWARD CHAIN.

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

The property is easily accessible for Bridgwater's town centre. Bridgwater town 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.

FULL UPVC DOUBLE GLAZING
MAINS GAS FIRED CENTRAL HEATING
ALLOCATED OFF ROAD PARKING FOR TWO VEHICLES
ENCLOSED REAR GARDEN
IDEAL FIRST TIME/INVESTMENT PURCHASE
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
LOW MAINTENANCE ECONOMIC MODERN HOME
NO ONWARD CHAIN





Entrance Hall

Stairs rising to first floor. High level electric fuse board. Intruder alarm control panel.

Sitting Room

13' 11" x 10' 1" (4.24m x 3.07m) Front aspect window. Understairs storage cupboard.

Kitchen/Diner

13' 5" x 8' 1" (4.09m x 2.46m) Sliding doors to rear garden. Fitted with a modern range of matching eye and low level units. Rear aspect window.

First Floor Landing
bathroom.

Doors to two bedrooms and

Bedroom 1

12' 2" x 11' 1" (3.71m x 3.38m) Front aspect window. Built-in wardrobes. Cupboard (over stairs recess).

Bedroom 2

10' 0" x 6' 10" (3.05m x 2.08m) Rear aspect window.

Bathroom

6' 2" x 6' 2" (1.88m x 1.88m) Rear aspect obscure window. Fitted with a white three piece matching suite.

Outside

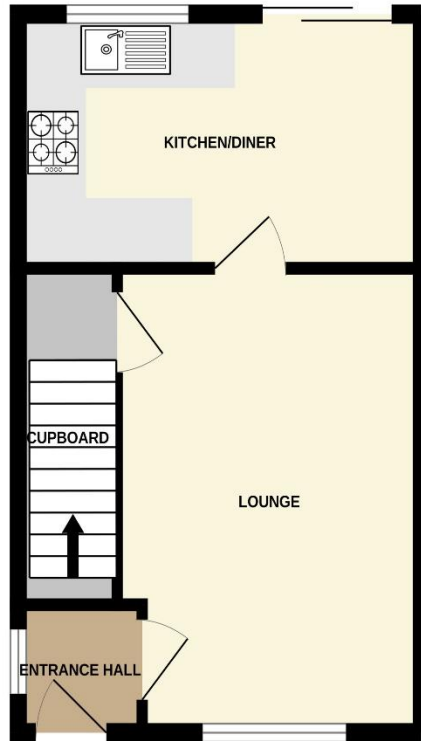
The rear garden measures approximately - 30' (9.14m) in length, fully enclosed by timber fencing and predominantly laid to lawn with a paved patio adjoining the property. Two tandem off road parking spaces.

AGENTS NOTE

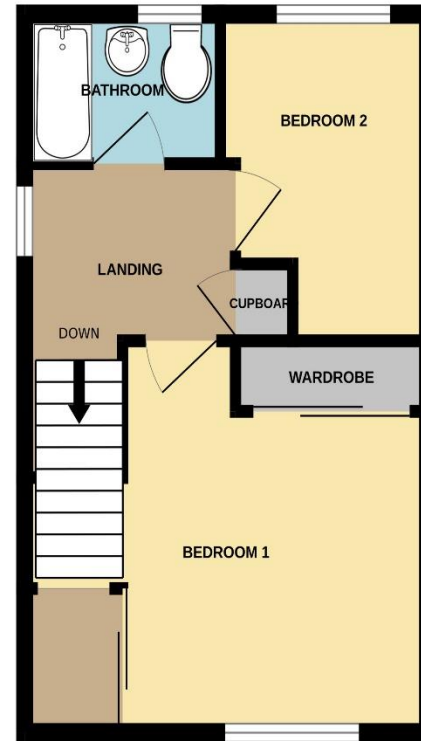
PLEASE NOTE the photos used in our advertising, were the photos taken prior to the current tenants moving in.



GROUND FLOOR



1ST FLOOR



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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