



GIBBINS RICHARDS 

33 Linley Close, Bridgwater TA6 4HL

£189,950

GIBBINS RICHARDS 
Making home moves happen

A superb two bedroom mid terrace modern home located within the popular 'Bower Manor' development on the east side of Bridgwater. This low maintenance property would make an ideal first time/investment purchase. The property has multiple off road parking both to the front and side and attractive enclosed rear garden. Internally, the accommodation comprises in brief; entrance porch, sitting room, kitchen/diner, UPVC conservatory. To the first floor a landing leads to two bedrooms and shower room. The accommodation is fully UPVC double glazed and warmed by mains gas fired central heating.

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

The accommodation is well presented throughout with well cared for kitchen and sanitary fittings. The 'Bower Manor' development provides an excellent range of local shops and is situated within easy access to Bridgwater's town centre. Bridgwater town 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.

FULL UPVC DOUBLE GLAZING
MAINS GAS FIRED CENTRAL HEATING
ALLOCATED OFF ROAD PARKING
ENCLOSED REAR GARDEN
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
TWO DOUBLE BEDROOMS
IDEAL FIRST TIME/INVESTMENT PURCHASE



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Sitting Room

13' 8" x 13' 2" (4.16m x 4.01m) Front aspect window. Stairs rising to first floor.

Kitchen/Diner

13' 8" x 7' 4" (4.16m x 2.23m) Rear aspect window and double opening French doors to conservatory. Range of matching eye and low level units.

Conservatory

11' 8" x 10' 0" (3.55m x 3.05m) Double opening doors to rear garden.

First Floor Landing

Doors to two bedrooms and shower room. Hatch to loft.

Bedroom 1

11' 8" x 10' 6" (3.55m x 3.20m) Front aspect window. Recessed providing storage housing gas combination boiler (over stairs). Storage cupboard.

Bedroom 2

8' 10" x 6' 11" (2.69m x 2.11m) Rear aspect window.

Shower Room

6' 4" x 5' 6" (1.93m x 1.68m) Rear aspect obscure window. Fitted in a matching three piece suite.

Outside

The rear garden measures approximately - 40' (12.18m) in length, there is paved patio area adjoining the property with area of lawn beyond. Rear pedestrian access path. Three parking spaces (two tandem spaces located nearby and one to the front of the property).



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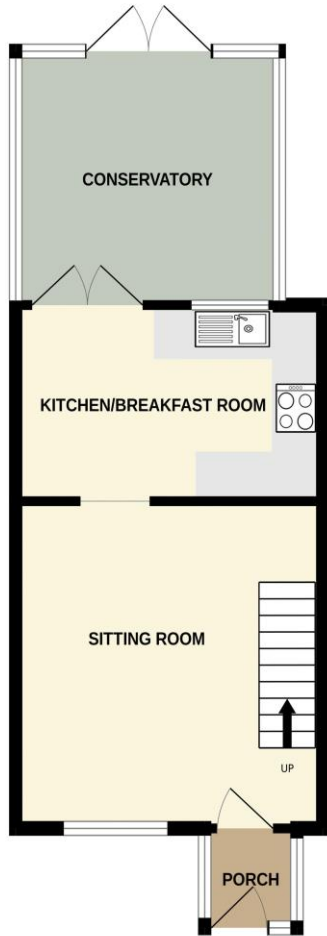


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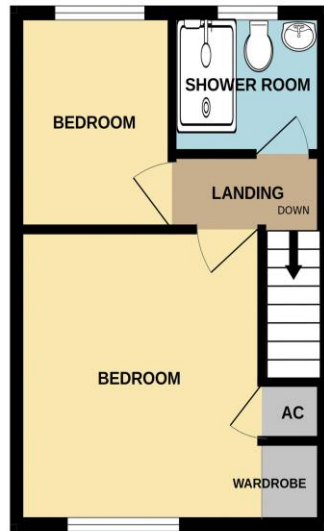


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GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 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.



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