



GIBBINS RICHARDS 
Making home moves happen



84 Bowerings Road, Bridgwater TA6 6HF
£195,000

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A two double bedroom semi-detached house situated on the south side of Bridgwater and within walking distance to local shops and amenities. The property itself is fully double glazed and warmed by gas central heating. The accommodation comprises in brief; entrance porch, sitting room, modern kitchen with built-in appliances, two first floor double bedrooms and re-fitted shower room. Off road parking and fully enclosed rear garden.

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

The property is located within easy walking distance to local amenities. The nearby town of Bridgwater lies within easy walking/cycling distance and provides an excellent range of shopping, leisure and financial amenities. Bridgwater itself also provides easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE

OFF ROAD PARKING

RE-FITTED KITCHEN

MODERN SHOWER ROOM

GAS CENTRAL HEATING

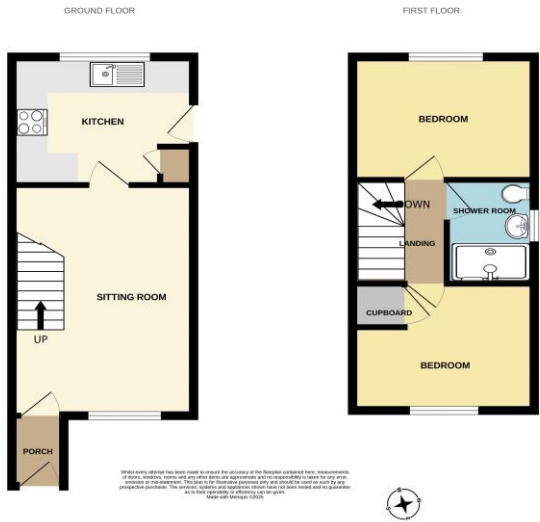
DOUBLE GLAZING

IDEAL FIRST TIME PURCHASE / INVESTMENT

FULLY ENCLOSED REAR GARDEN

EASY ACCESS TO THE M5 MOTORWAY

Entrance Porch	4' 7" x 3' 0" (1.40m x 0.91m) Door into;
Sitting Room	15' 8" x 11' 8" (4.77m x 3.55m) Front aspect window. Stairs to first floor. Door to;
Kitchen	12' 3" x 8' 7" (3.73m x 2.61m) Rear aspect window. Fitted with a range of modern 'Shaker' style units to base and wall. Integral oven, hob and microwave. Space for white goods. Door to garden.
First Floor Landing	6' 8" x 5' 10" (2.03m x 1.78m) Doors to two bedrooms and shower room. Hatch to loft.
Bedroom 1	11' 8" x 8' 8" (3.55m x 2.64m) Rear aspect window.
Bedroom 2	11' 8" x 8' 8" (3.55m x 2.64m) (max) Front aspect window. Storage cupboard.
Shower Room	6' 6" x 5' 7" (1.98m x 1.70m) Side aspect obscure window. Re-fitted with a large walk-in shower, pedestal wash hand basin and low level WC.
Outside	Low maintenance front garden laid to gravel with path to front door and off road parking for one vehicle. To the side of the property there is a further space for off road parking. Fully enclosed rear garden laid to patio and lawn.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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 £40 + VAT (£48) **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.