

30 Tulip Tree Road, Bridgwater TA6 4XD
£225,000

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Making home moves happen

Situated on the popular 'Bower Manor' development to the east of Bridgwater's town centre is this well proportioned three bedroom semi-detached house with off road parking and good size garden to the rear. The accommodation comprises of in brief; entrance hall, cloakroom, lounge and kitchen/diner. To the first floor are three bedrooms and family bathroom. The property benefits from UPVC double glazing and warmed by gas central heating. Energy Rating: TBC

The 'Bower Manor' development provides a useful range of local shops and amenities, whilst a much wider range of shopping, leisure and financial amenities can be found in Bridgwater's town centre. Bridgwater itself provides easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

- THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR LOCATION
- IDEAL FIRST TIME / INVESTMENT PURCHASE
- GAS CENTRAL HEATING
- FULLY UPVC DOUBLE GLAZED
- FULLY ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- VIEWING ADVISED

Entrance Hallway Cloakroom	Doors to lounge and cloakroom. 5' 7" x 2' 8" (1.70m x 0.81m) Side aspect window. Equipped in a two piece suite comprising low level WC and wash hand basin.
Lounge	14' 1" x 11' 4" (4.29m x 3.45m) Front aspect window. Door to understairs cupboard. Door to kitchen/diner. Stairs to first floor.
Kitchen/Diner	14' 7" x 10' 5" (4.44m x 3.17m) Double doors to rear garden and door to side driveway. Window to rear. Fitted in a range of floor and wall mounted units. Space and plumbing for washing machine.
First Floor Landing	Doors to three bedrooms and bathroom. Door to airing cupboard.
Bedroom 1	12' 4" x 8' 7" (3.76m x 2.61m) Front aspect window. Built-in wardrobes.
Bedroom 2	9' 7" x 8' 1" (2.92m x 2.46m) Rear aspect window. Built-in wardrobes.
Bedroom 3	8' 6" x 5' 11" (2.59m x 1.80m) Front aspect window. Built-in storage cupboard.
Bathroom	6' 3" x 5' 9" (1.90m x 1.75m) Rear aspect window. Equipped in a modern three piece suite comprising low level WC, wash hand basin, bath with overhead shower.
Outside	To the front is brick paviour with side driveway providing off road parking. To the rear is a fully enclosed garden predominantly laid to lawn with patio area adjoining the property. Garden shed.

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.



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