



GIBBINS RICHARDS 
Making home moves happen

86 Purley Drive, Bridgwater TA6 4UN
£249,950

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A well presented and extended three bedroom end terrace house located on the popular 'Bower Manor' development. The property is warmed by gas central heating and fully UPVC double glazed. The accommodation comprises in brief; storm porch, entrance hall, cloakroom, sitting room, dining room, modern fitted kitchen with pantry cupboard, three good size first floor bedrooms (master with dressing room with built-in wardrobes) and family bathroom. Private and fully enclosed rear garden and off road parking to the front.

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

The property is located on the popular 'Bower Manor' development on the eastern outskirts of Bridgwater and is within walking distance of a local shopping parade which includes Tesco Express as well as Bridgwater Community Hospital. The town centre which is served by a frequent bus service lies just over one mile distant.

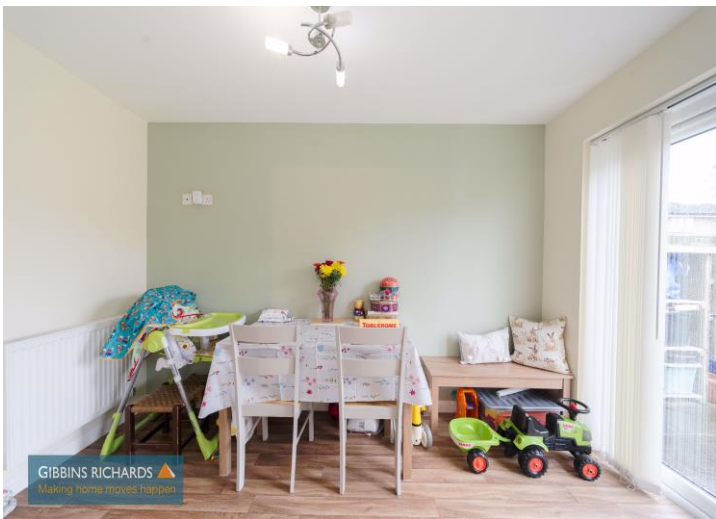
- EXTENDED END OF TERRACE HOUSE
- WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- FULLY ENCLOSED REAR GARDEN
- THREE FIRST FLOOR BEDROOMS (MASTER WITH DRESSING ROOM WITH BUILT-IN WARDROBE)
- IDEAL FAMILY FAMILY





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Entrance Hall	Doors to WC, sitting room and dining room.
WC	4' 5" x 3' 6" (1.35m x 1.07m) Side aspect obscure window. Low level WC and wash hand basin. Heated towel rail.
Sitting Room	15' 7" x 11' 5" (4.75m x 3.48m) Front aspect window. Stairs leading to first floor.
Dining Room	12' 1" x 6' 8" (3.68m x 2.03m) French doors to rear garden, opening into;
Kitchen	12' 6" x 7' 2" (3.81m x 2.18m) Dual rear aspect windows. Space and plumbing for washing machine, integrated electric oven/hob and dishwasher. Door to pantry/cupboard.
First Floor Landing	Doors to three bedrooms and family bathroom. Hatch to loft.
Bedroom 1	11' 5" x 10' 2" (3.48m x 3.10m) Front aspect window.
Dressing Room	5' 5" x 3' 5" (1.65m x 1.04m) Front aspect window. Built-in wardrobes.
Bedroom 2	13' 2" x 6' 7" (4.01m x 2.01m) Rear aspect window. Loft hatch.
Bedroom 3	11' 5" x 7' 2" (3.48m x 2.18m) Rear aspect window. Storage cupboard.
Bathroom	8' 3" x 5' 2" (2.51m x 1.57m) Equipped in a modern suite comprising low level WC, wash hand basin, bath with overhead shower. Heated towel rail.
Outside	Off road parking to the front for multiple vehicles. To the rear is a private and fully enclosed garden laid to patio and lawn. Storage Shed. Side access gate.



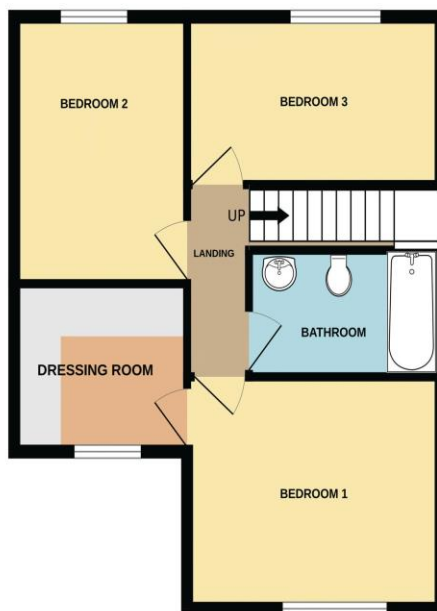
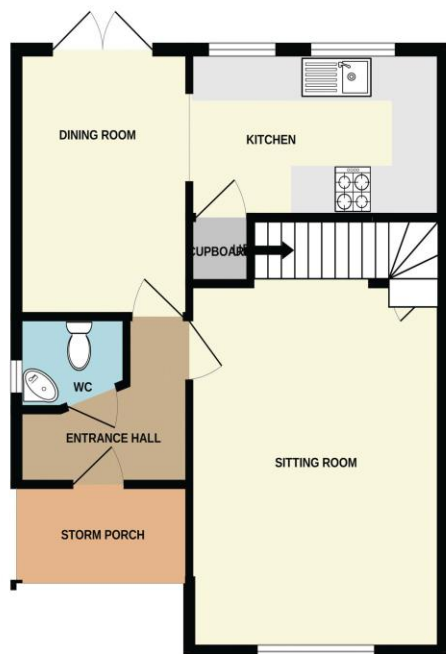
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
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17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk