



85 Purley Drive, Bridgwater TA6 4UN  
**£229,950**

**GIBBINS RICHARDS**   
Making home moves happen



A well maintained semi-detached bungalow boasting ample off road parking, garage, conservatory addition and a low maintenance rear garden. An early viewing is strongly advised to fully appreciate this well maintained and rarely available semi-detached bungalow. The accommodation incorporates entrance lobby, entrance hall, re-fitted kitchen, shower room with walk-in shower, sitting room, conservatory, and two double bedrooms.

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.

WELL MAINTAINED TWO BEDROOM BUNGALOW  
GARAGE / OFF ROAD PARKING  
SHOWER ROOM  
LOW MAINTENANCE REAR GARDEN  
GAS CENTRAL HEATING  
DOUBLE GLAZED WINDOWS



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Entrance Lobby	Leading to;
Entrance Hall	
Sitting Room	17' 1" x 10' 10" (5.2m x 3.3m)
Kitchen	10' 4" x 7' 1" (3.15m x 2.17m) Incorporates built-in oven, gas hob and plumbing for washing machine. Gas fired central heating boiler.
Conservatory	10' 10" x 7' 10" (3.3m x 2.39m) Access to rear garden.
Bedroom 1	10' 0" x 9' 7" (3.06m x 2.92m) Built-in wardrobe.
Bedroom 2	9' 9" x 8' 2" (2.96m x 2.5m) Built-in wardrobe.
Shower Room	8' 6" x 6' 8" (2.6m x 2.04m) Walk-in shower, WC and wash hand basin. Airing cupboard.
Outside	Driveway and garage, further hardstanding to front for two further vehicles with side access to rear. Fully enclosed rear garden with a Mediterranean style theme with paved patio, gravel sections, shrub beds and greenhouse.



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# GROUND FLOOR



BUNGALOW

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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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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