



GIBBINS RICHARDS 
Making home moves happen

20 Pear Tree Close, Bridgwater TA6 4EA
£275,000

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A very well presented and extended three bedroom family home, large front aspect sitting room, open plan kitchen/diner with modern 'Shaker' style units and built-in appliances, large conservatory, three well proportioned bedrooms and modern fitted family bathroom. Off road parking, single garage and garden room with storage area and fully enclosed private rear garden.

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

The property is located within the popular Bower Manor estate. Bower Manor lies just to the east of Bridgwater and within easy access to local shops and amenities. Bridgwater town itself provides an excellent range of shopping and leisure facilities as well as easy access to the M5 motorway at junction 23 and 24 and a main line intercity railway station.

BEAUTIFULLY PRESENTED THROUGHOUT
POPULAR BOWER MANOR DEVELOPMENT
SEMI DETACHED HOUSE
THREE FIRST FLOOR BEDROOMS
SINGLE GARAGE / OFF ROAD PARKING
CONSERVATORY & GARDEN ROOM
FULLY ENCLOSED REAR GARDEN
IDEAL FAMILY HOME





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| Entrance Hall | 7' 11" x 4' 7" (2.41m x 1.40m) Stairs to first floor, door to; |
| Sitting Room | 17' 9" x 12' 8" (5.41m x 3.86m) Front aspect window. Chimney breast with feature gas fire. Understairs storage cupboard. Archway through to; |
| Kitchen/Diner | 16' 7" x 9' 9" (5.05m x 2.97m) Rear aspect window and door to conservatory. Door to side access. Fitted with a modern range of 'Shaker' style units providing ample storage, built-in cooker and hob with extractor over. Built-in fridge/freezer and washing machine. Central heating boiler. |
| Conservatory | 13' 11" x 8' 6" (4.24m x 2.59m) French doors to garden. |
| First Floor Landing | 5' 8" x 4' 11" (1.73m x 1.50m) Doors to three bedrooms and bathroom. Hatch to loft. Airing cupboard with water immersion tank. |
| Bedroom 1 | 12' 10" x 8' 10" (3.91m x 2.69m) Front aspect window. Fitted wardrobes and storage cupboard. |
| Bedroom 2 | 9' 1" x 7' 9" (2.77m x 2.36m) Rear aspect window. |
| Bedroom 3 | 7' 9" x 6' 8" (2.36m x 2.03m) Rear aspect window. Fitted wardrobes. |
| Family Bathroom | 6' 5" x 5' 11" (1.95m x 1.80m) Side aspect obscure window. Fitted in a white three piece suite comprising low level WC, pedestal wash hand basin and bath with overhead electric shower. |
| Outside | The front of the property is enclosed by hedging, patio area for ease of maintenance. Off road parking in front the garage. Access gate to rear. The rear garden is fully enclosed with patio area adjoining the property and area of lawn with planted borders. |
| Garage | Up and over door to front. Door to side. Beyond the garage is a Garden Room - 11' 10" x 7' 11" (3.60m x 2.41m) with Storage Area beyond - 8' 0" x 3' 11" (2.44m x 1.19m). |





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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