

6 Magnolia Tree Road, Bridgwater TA6 4XA £279,995

GIBBINS RICHARDS A
Making home moves happen

A well proportioned three bedroom detached family home located on the popular 'Bower Manor' development to the east side of town. The property benefits from a larger than average plot with multiple off road parking, single garage, warmed by mains gas fired central heating and fully UPVC double glazed. The accommodation comprises in brief; entrance hall, cloakroom, sitting room, dining room, kitchen and conservatory. To the first floor are three bedrooms and family bathroom.

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

Situated within the ever popular 'Bower Manor' development, this smart three bedroom detached house is well presented throughout. The property is situated within walking distance from local shops and amenities and within easy access to Bridgwater's town centre. Bridgwater itself offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

LARGER THAN AVERAGE PLOT
GAS CENTRAL HEATING
FULLY DOUBLE GLAZED
POPULAR 'BOWER MANOR' DEVELOPMENT
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY ACCESS TO THE M5 MOTORWAY
MULTIPLE OFF ROAD PARKING / SINGLE GARAGE
IDEAL FAMILY HOME











Entrance Hall Stairs to first floor. Doors to cloakroom, sitting

room and kitchen.

Cloakroom 4' 8" x 2' 9" (1.42m x 0.84m) Front aspect obscure

window. Low level WC and wash hand basin. 14'0" x 11'8" (4.26m x 3.55m) Front aspect

Sitting Room 14' 0" x 11' 8" (4.26m x 3.55m) Front aspe window. Feature fireplace with gas fire.

Dining Room 11' 8" x 9' 3" (3.55m x 2.82m) Sliding door into

conservatory.

Conservatory 9' 6" x 9' 1" (2.89m x 2.77m) Sliding door to rear

garden.

Kitchen 11' 6" x 8' 7" (3.50m x 2.61m) Rear aspect window

floor and wall units, integrated oven and hob.

Space and plumbing for washing machine and

and side access door leading to garden. Matching

dishwasher.

First Floor Landing Side aspect window. Doors to three bedrooms and

bathroom. Hatch to loft.

Bedroom 1 11' 7" x 9' 4" (3.53m x 2.84m) Front aspect

window. Built-in wardrobes.

Bedroom 2 9' 8" x 9' 4" (2.94m x 2.84m) Rear aspect window.

Built-in wardrobe.

Bedroom 3 8' 8" x 6' 7" (2.64m x 2.01m) Rear aspect window.

Bathroom 8' 8" x 7' 8" (2.64m x 2.34m) Dual front aspect

obscure windows. Equipped in a modern suite comprising low level WC, wash hand basin and bath with overhead electric shower and separate shower

enclosure.

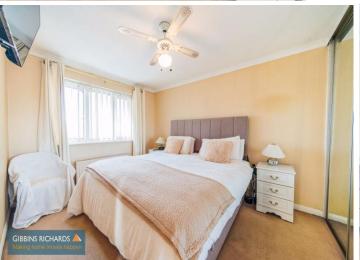
Outside Off road parking to the front for multiple vehicles

and side access into the rear garden. The rear garden is fully enclosed and laid to patio and lawn

with gravel sections.

Single Garage Vehicular door to front. Pedestrian door to rear.













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