



GIBBINS RICHARDS 
Making home moves happen

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

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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



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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.
Sitting Room	14' 0" x 11' 8" (4.26m x 3.55m) Front aspect 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 and side access door leading to garden. Matching floor and wall units, integrated oven and hob. Space and plumbing for washing machine and 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.





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.

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.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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