



GIBBINS RICHARDS 
Making home moves happen

6 Ashgrove Way, Bridgwater TA6 4UB
£330,000

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An immaculately presented and fully modernised four bedroom detached family home located on the popular 'Bower Manor' development. The property is warmed by gas central heating and fully UPVC double glazed. There is an outside utility room, single garage and ample off road parking as well as a low maintenance, private and fully enclosed rear garden with timber summerhouse. The accommodation comprises in brief; entrance hall, cloakroom, sitting room, kitchen/diner, four first floor bedrooms and family bathroom.

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

The property is located on the eastern outskirts of Bridgwater which is within walking distance of a local shopping parade on Pollard Road, Bridgwater Hospital and primary and secondary school education. The town centre itself is just over one mile distant and provides a comprehensive range of facilities including both M5 motorway access and mainline railway station.

DETACHED FAMILY HOME
FOUR FIRST FLOOR BEDROOMS
GAS CENTRAL HEATING
FULLY UPVC DOUBLE GLAZED
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY ACCESS TO THE M5 MOTORWAY
AMPLE OFF ROAD PARKING
FULLY ENCLOSED REAR GARDEN WITH TIMBER SUMMERHOUSE





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Entrance Hallway	Stairs to first floor. Doors to kitchen/diner, sitting room and cloakroom. Storage cupboard.
Sitting Room	18' 4" x 10' 10" (5.6m x 3.3m) Dual front aspect windows.
Cloakroom	5' 3" x 2' 11" (1.6m x 0.9m) Side aspect obscure window. Low level WC and wash hand basin.
Kitchen/Diner	18' 4" x 7' 10" (5.6m x 2.4m) Rear aspect window and door to garden.
First Floor Landing	Doors to four bedrooms and family bathroom. Hatch to loft. Side aspect window.
Family Bathroom	7' 3" x 6' 3" (2.2m x 1.9m) Side aspect obscure window. Low level WC, wash hand basin and bath with overhead shower. Heated towel rail. Storage cupboard.
Bedroom 1	10' 10" x 9' 2" (3.3m x 2.8m) Front aspect window.
Bedroom 2	11' 2" x 8' 10" (3.4m x 2.7m) Front aspect window.
Bedroom 3	8' 10" x 8' 2" (2.7m x 2.5m) Rear aspect window.
Bedroom 4	9' 2" x 7' 3" (2.8m x 2.2m) Rear aspect window.
Outside	The front of the property is enclosed by a small timber fence with multiple off road parking for several vehicles. Side access leads to the property and rear garden. To the rear the garden is fully enclosed by timber fencing and laid to patio and artificial lawn with decking area leading to Summerhouse. Side access to the front.
Outside Utility Room	(off single garage) 7' 10" x 6' 11" (2.4m x 2.1m) rear aspect obscure window. Plumbing for washing machine and sink.
Garage	16' 1" x 8' 2" (4.9m x 2.5m) Electric roller door to front. Side access door. Light and power.



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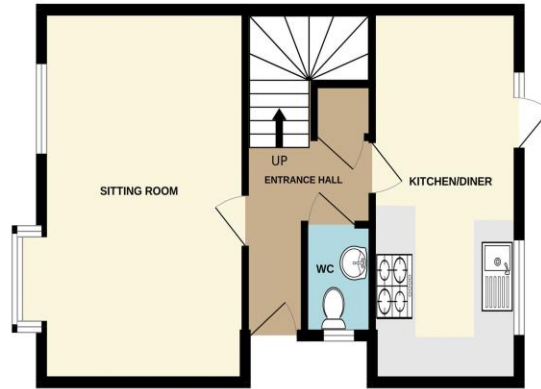


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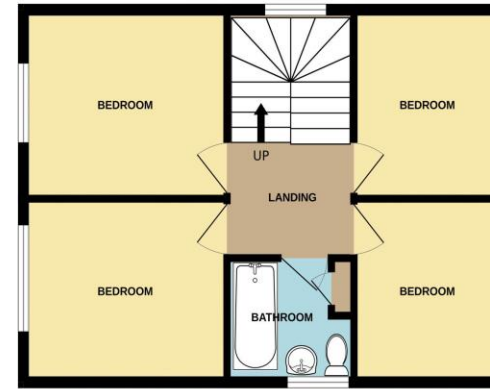


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GROUND FLOOR



1ST FLOOR



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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