



GIBBINS RICHARDS 
Making home moves happen

14 Plum Tree Close, Bridgwater TA6 4XG
£235,000

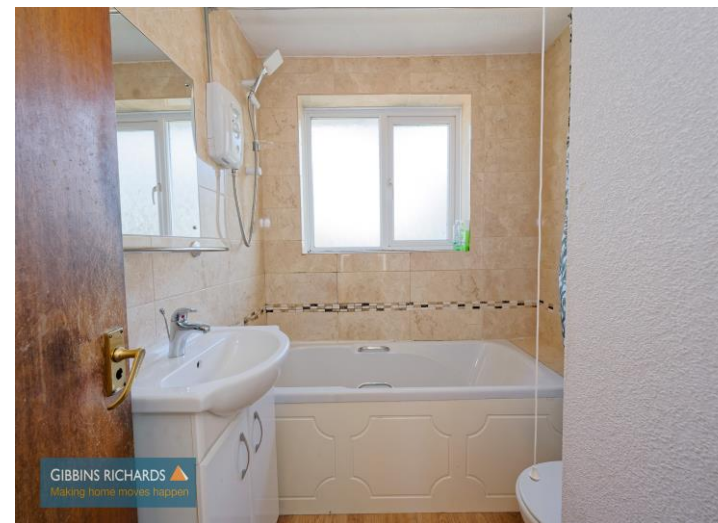
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A three bedroom semi-detached house located on the east side of Bridgwater in the popular 'Bower Manor' development. The property is within walking distance of local shops and amenities as well as warmed by gas central heating and fully double glazed. The accommodation comprises in brief; entrance hall, sitting room, dining room, kitchen, three first floor bedrooms and family bathroom. Private and fully enclosed rear garden with summerhouse/store. Multiple off road parking.

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

The property is situated on the popular 'Bower Manor' development which provides a useful range of local amenities and a much wider range of shopping, leisure and financial amenities can be found in Bridgwater's town centre. Bridgwater itself also provides easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

MULTIPLE OFF ROAD PARKING
GAS CENTRAL HEATING
PRIVATE & FULLY ENCLOSED REAR GARDEN
SUMMERHOUSE/STORE
DOUBLE GLAZED
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
SEMI-DETACHED HOUSE
EASY ACCESS TO THE M5 MOTORWAY
THREE FIRST FLOOR BEDROOMS





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Entrance Hall	Doors to sitting room and storage cupboard.
Sitting Room	14' 8" x 13' 0" (4.46m x 3.96m) Dual front aspect windows.
Dining Room	13' 1" x 7' 5" (4.m x 2.27m) French doors to rear garden. Stairs to first floor. Door to;
Kitchen	10' 0" x 7' 2" (3.05m x 2.19m) Side aspect window and door to garden.
First Floor Landing	Doors to three bedrooms and family bathroom. Storage cupboard. Hatch to loft.
Bedroom 1	10' 10" x 8' 7" (3.29m x 2.61m) Rear aspect window.
Bedroom 2	10' 6" x 8' 7" (3.19m x 2.61m) Front aspect window.
Bedroom 3	7' 8" x 6' 1" (2.33m x 1.85m) Front aspect window.
Family Bathroom	Rear aspect obscure window. Fitted in a three piece suite comprising low level WC, wash hand basin and bath with overhead electric shower.
Outside	To the side of the property there is off road parking for multiple vehicles and to the rear is a private and fully enclosed garden laid to patio and lawn. Summerhouse/Store with power and lighting.



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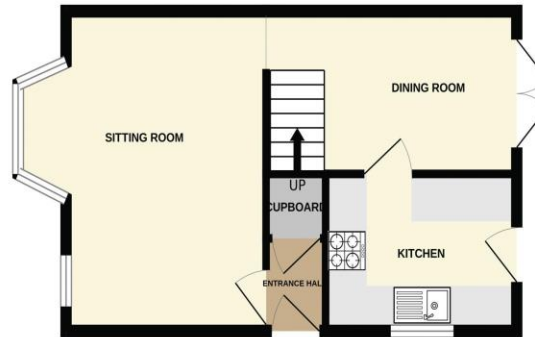


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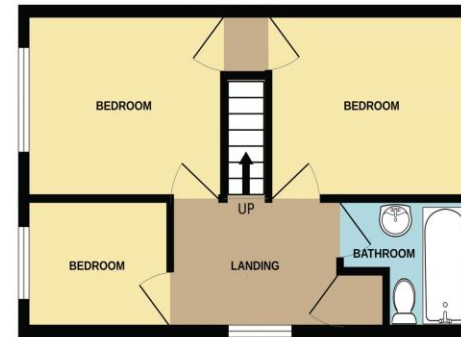


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GROUND FLOOR



FIRST 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.



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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