



GIBBINS RICHARDS 
Making home moves happen

10 Plum Tree Close, Bridgwater TA6 4XG
£309,950

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A well presented three/four bedroom detached home boasting a clever garage conversion and attractively fitted open plan kitchen/dining room. The main accommodation includes; entrance hall with stairs to first floor, cloakroom, sitting room with feature fireplace, play room/fourth bedroom, modern fitted kitchen/diner, three first floor bedroom and modern fitted first floor bathroom suite. Ample off road parking, corner plot gardens. Internal viewing strongly advised.

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

This detached house benefits from a clever garage conversion creating additional play room/fourth bedroom. The property has undergone various improvements in recent years including a lovely open plan kitchen/dining room with integrated appliances. The property is located in a popular area on the edge of 'Bower Manor'. The town centre is just over one mile distant, whilst there are a number of nearby amenities including both primary and secondary school education.

IMMACULATE PRESENTATION
CONVERTED GARAGE
THREE/FOUR BEDROOMS
RE-FITTED KITCHEN/DINING ROOM
AMPLE OFF ROAD PARKING
CORNER PLOT GARDENS
GAS CENTRAL HEATING
CAVITY WALL INSULATION
DOUBLE GLAZED WINDOWS
CUL-DE-SAC LOCATION



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Entrance Hall
Cloakroom
Sitting Room

Kitchen/Dining Room

Play Room/4th Bedroom

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Outside

Stairs to first floor.
WC and wash hand basin.
14' 5" x 10' 5" (4.39m x 3.17m) with feature remote control inset electric fire.
24' 10" x 10' 0" (7.56m x 3.05m) A most impressive open plan room. The kitchen benefits from a number of integrated appliances to include double oven, induction hob, fridge/freezer, dishwasher unit, understairs storage and access to rear garden.
16' 8" x 7' 2" (5.08m x 2.18m) (former garage) with bay window to front aspect.
Access to loft space (which is believed to be part boarded and fully insulated).
13' 5" x 9' 10" (4.09m x 2.99m)
11' 5" x 9' 5" (3.48m x 2.87m)
8' 2" x 6' 10" (2.49m x 2.08m)
7' 0" x 6' 5" (2.13m x 1.95m) including over bath shower.
Attractive wrought iron railings to front and side of property with gravel display areas and long driveway providing ample off road parking. The rear garden is fully enclosed with patio, lawn, storage shed and further sun patio as well as side access gate.



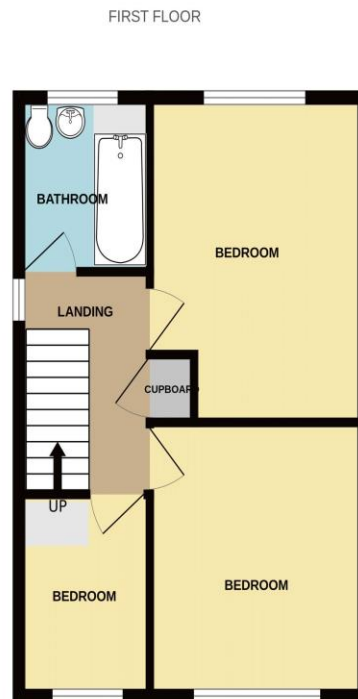
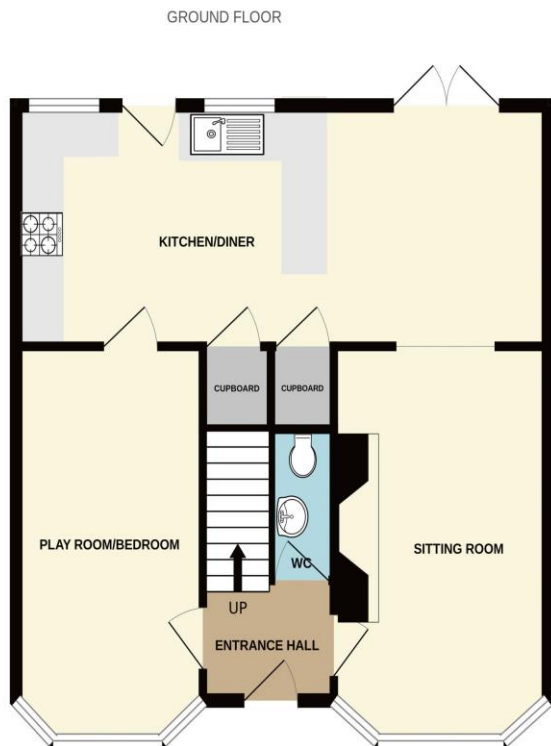
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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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