



GIBBINS RICHARDS 
Making home moves happen



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44 Springley Road, Bridgwater TA6 4XH
£155,000

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**** AVAILABLE WITH NO ONWARD CHAIN ****

An internal viewing is highly recommended to fully appreciate this newly refurbished and low maintenance home located in convenient reach of local facilities. The property has undergone a recent programme of improvements including a newly fitted kitchen, bathroom, replacement carpets and general redecoration. The property occupies a pleasant end of cul-de-sac location over looking a small residents green and further benefits from allocated parking spaces as well as its own garden area.

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

The property is located in the popular 'Bower Manor' area of Bridgwater which lies just over one mile distance from Bridgwater's town centre. There are local facilities to hand including a nearby shopping parade and Bridgwater Hospital.

NEWLY REFURBISHED HOME

NEW KITCHEN & BATHROOM

RE-FITTED CARPETS

RECENTLY REDECORATED

OFF ROAD PARKING

OWN GARDEN

IDEAL FIRST TIME / INVESTMENT PURCHASE

NO ONWARD CHAIN

Sitting/Dining Room

12' 10" x 12' 10" (3.91m x 3.91m) with double glazed box bay window overlooking residents green.

Kitchen

9' 5" x 6' 2" (2.87m x 1.88m) Newly re-fitted.

First Floor Landing
Bedroom

Linen cupboard.
12' 10" x 9' 8" (3.91m x 2.94m) with built-in wardrobe/boiler cupboard.

Bathroom

6' 5" x 6' 5" (1.95m x 1.95m) Re-fitted in a white three piece matching suite comprising low level WC, wash hand basin and bath.

Outside

Two allocated parking spaces. Own garden area containing lawn and storage shed as well as a further front and corner lawn section.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of stairs, 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.
Made with Mortgage 123D



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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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