



GIBBINS RICHARDS 
Making home moves happen



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5 Japonica Close, Bridgwater TA6 4FE
£159,950

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A well presented one bedroom 'back to back' house on the popular 'Bower Manor' development. The property is within walking distance to local shops and amenities and warmed by gas central heating and fully UPVC double glazed. Private enclosed garden and allocated off road parking. The accommodation comprises in brief; entrance hall, sitting/dining room, kitchen, first floor bedroom and bathroom.

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

The 'Bower Manor' development lies to the east of Bridgwater and offers a useful range of local shops and amenities. Bridgwater's town centre lies just a short distance away and offers a much wider range of shopping, leisure and financial amenities. Bridgwater itself also offers access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

ONE BEDROOM 'BACK TO BACK' HOUSE

WALKING DISTANCE TO LOCAL SHOPS & AMENITIES

ALLOCATED OFF ROAD PARKING

PRIVATE ENCLOSED GARDEN

IDEAL FIRST TIME / INVESTMENT PURCHASE

EASY ACCESS TO THE M5 MOTORWAY

Entrance Hall 10' 10" x 4' 3" (3.3m x 1.3m) Door to;
Sitting/Dining Room 12' 6" x 12' 2" (3.8m x 3.7m) French doors to garden.
Kitchen 8' 10" x 5' 11" (2.7m x 1.8m) Side aspect window. Fitted floor and wall cupboard units with space and plumbing for washing machine. Pantry cupboard.
First Floor Landing Hatch to loft. Linen cupboard.
Bedroom 12' 6" x 9' 6" (3.8m x 2.9m) Side aspect window.
Bathroom 6' 3" x 5' 11" (1.9m x 1.8m) Obscure window. Fitted in a modern white suite comprising low level WC, wash hand basin with vanity unit under, bath with overhead shower. Heated towel rail.
Outside Private enclosed garden with side access gate and allocated off road parking.

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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 a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
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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 £40 + VAT (E48) **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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