



GIBBINS RICHARDS 
Making home moves happen

23 Poplar Road, Bridgwater TA6 4UH
£289,950

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An immaculately updated and extended three bedroom linked-detached property on the ever popular "Bower Manor" development. This stunning home benefits from off-road parking, gas central heating, and has been significantly modernized throughout. The accommodation briefly comprises; entrance hallway, utility room, sitting room, kitchen/diner and a bright orangery. To the first floor; there are three well-sized bedrooms and a family bathroom. Externally, the property offers multiple off-road parking at the front and a private enclosed rear garden with side access. This property is an excellent opportunity for those seeking a contemporary home in a sought-after location.

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

The property is situated close to local shops and within easy access to Bridgwater's town centre. Bridgwater itself offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

- LINKED DETACHED HOUSE
- OFF ROAD PARKING
- FULLY ENCLOSED REAR GARDEN
- ORANGERY
- GAS CENTRAL HEATING
- FULLY UPVC DOUBLE GLAZED
- CONTEMPORY FIXTURES & FITTINGS
- POPULAR DEVELOPMENT





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Entrance Hall Utility	Leading to the sitting room and utility. 11' 2" x 7' 7" (3.4m x 2.3m) Side aspect window and door to side access. Under stairs storage. Plumbing for washing machine.
Sitting Room	13' 9" x 10' 2" (4.2m x 3.1m) Front aspect window. Leading to the kitchen/diner. Stairs to the first floor.
Kitchen/Diner	17' 9" x 7' 7" (5.4m x 2.3m) Modern fitted Kitchen with rear aspect window. Side door. Integrated gas hob, electric oven and fridge/freezer.
Orangery	17' 9" x 13' 9" (5.4m x 4.2m) Dual roof lanterns. Rear aspect window and French doors to garden.
First Floor Landing	Side aspect window. Doors leading to three bedrooms and family bathroom. Storage cupboard.
Bedroom 1	9' 2" x 9' 4" (2.8m x 2.85m) Rear aspect window. Built-in wardrobes and storage cupboard.
Bedroom 2	10' 10" x 9' 2" (3.3m x 2.8m) Front aspect window.
Bedroom 3	8' 6" x 7' 10" (2.6m x 2.4m) Front aspect window.
Bathroom	8' 6" x 5' 7" (2.6m x 1.7m) Rear aspect privacy glass window. Toilet, basin, bath and separate corner shower.
Outside	Multiple off road parking to the front with private enclosed rear garden with side access.



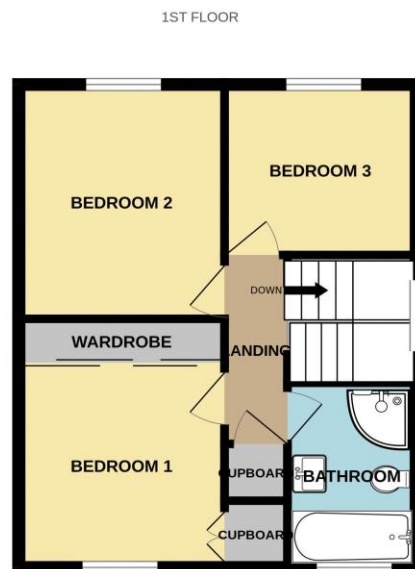
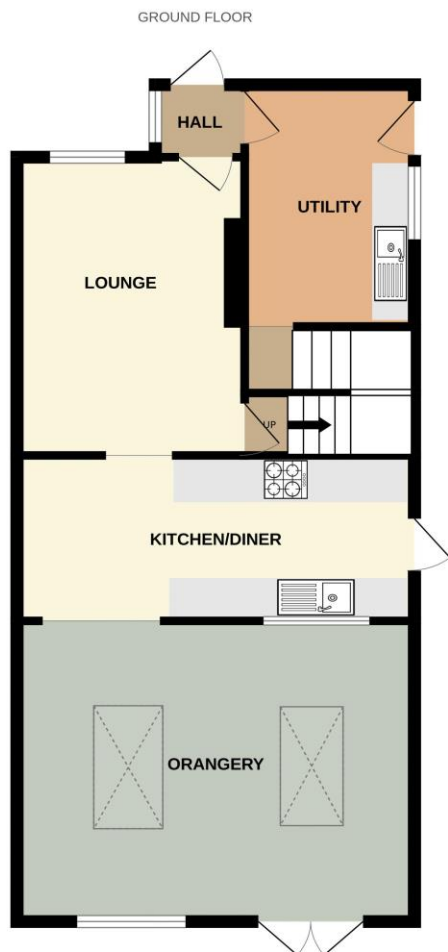
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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 (£48) **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.

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.



17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk