



GIBBINS RICHARDS 
Making home moves happen

17 Teak Close, Bridgwater TA6 4UZ
£209,950

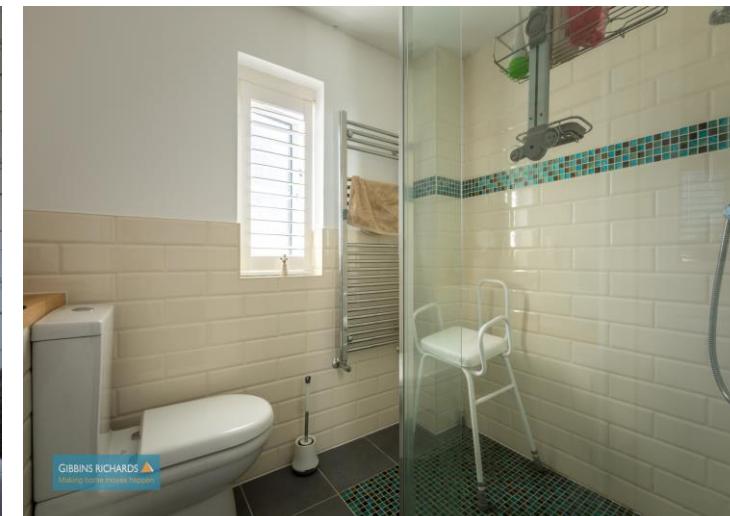
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A well presented two bedroom end of terrace house situated on the popular 'Bower Manor' development. The property benefits from a conservatory, off road parking and low maintenance rear garden. The accommodation comprises in brief; entrance hall, sitting room, kitchen/diner, conservatory, two first floor bedrooms (master with en-suite shower room) and bathroom.

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

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.

POPULAR BOWER MANOR DEVELOPMENT
TWO BEDROOM END TERRACE HOUSE
LOW MAINTENANCE REAR GARDEN
OFF ROAD PARKING FOR TWO VEHICLES
GAS CENTRAL HEATING
DOUBLE GLAZING
WALKING DISTANCE TO LOCAL AMENITIES
EASY ACCESS TO THE M5 MOTORWAY





Entrance Hall
Sitting Room

Kitchen/Diner

Conservatory

First Floor Landing

Bedroom 1

En-Suite

Bedroom 2

Bathroom

Outside

Stairs to first floor, door to;
16' 5" x 10' 10" (5.0m x 3.3m) Front aspect window. Understairs storage cupboard, door to;

13' 10" x 8' 0" (4.21m x 2.43m) Fitted floor and wall cupboard units. Integrated electric oven, hob and dishwasher. Door to;

12' 2" x 10' 2" (3.7m x 3.1m) French doors to rear garden. Multi-stove burner. Side aspect window. Doors to two bedrooms and bathroom. Storage cupboard.

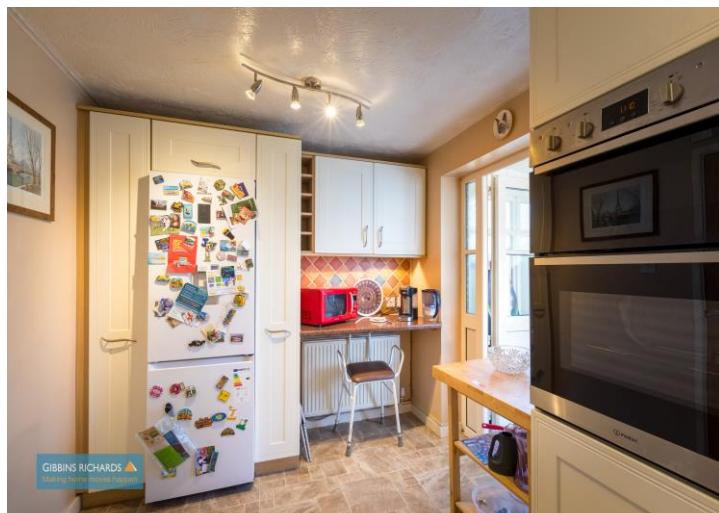
10' 8" x 10' 2" (3.26m x 3.11m) Front aspect window. Door to;

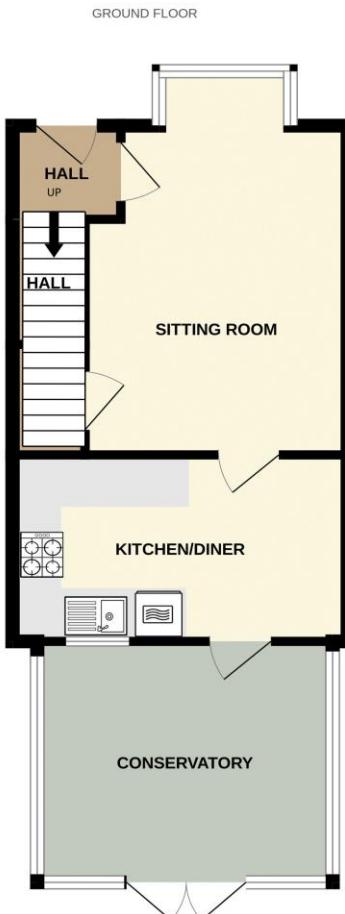
7' 10" x 5' 2" (2.39m x 1.57m) Side aspect obscure window. Low level WC, wash hand basin and shower enclosure.

9' 4" x 7' 9" (2.85m x 2.37m) Rear aspect window.

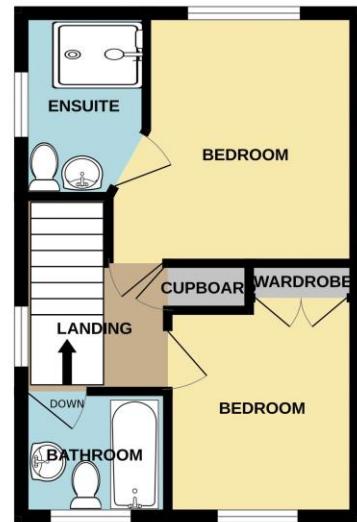
6' 0" x 5' 4" (1.84m x 1.63m) Rear aspect window. Fitted in a white suite comprising low level WC, wash hand basin with vanity unit under and bath with handheld shower attachment.

To the side of the property there is off road parking for two vehicles. Fully enclosed low maintenance rear garden laid to patio and artificial lawn. Side access gate. Storage shed.





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 not be used as such by any prospective purchaser. The service, 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 £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.