



GIBBINS RICHARDS 
Making home moves happen

12 Wilkins Road, Bridgwater TA6 4EL

£220,000

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Two bedroom end terrace house * Garage * Parking * Useful utility & WC

A well presented and extended two bedroom end of terrace property on the delightful 'Bower Manor' development offering utility and WC extension, garage and off road parking for two vehicles. Ideal for investors and first time buyers - this one is not to be missed!

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

The property is located within the popular Bower Manor estate. Bower Manor lies just to the east of Bridgwater and within easy access to local shops and amenities. Bridgwater town itself provides an excellent range of shopping and leisure facilities as well as easy access to the M5 motorway at junction 23 and 24 and a main line intercity railway station.

Total floor area - 655 sq.ft (60.8 sq.m.) approx.
Two bedroom end of terrace house
Good size front aspect living room
Modern kitchen/diner
Useful utility extension
Downstairs WC
Enclosed rear garden with rear pedestrian access
Garage
Off road parking for two vehicles
Ideal for first time buyers/investors





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Porch
Reception Hall
Living Room
Kitchen/Diner
Utility Room
WC
First Floor Landing
Bedroom 1
Bedroom 2
Bathroom
Outside

Door to;
4' 1" x 3' 9" (1.24m x 1.14m) Stairs rising to first floor. Door to;
13' 8" x 10' 9" (4.16m x 3.27m) Front aspect window. Understairs storage cupboard. Door to;
14' 0" x 7' 9" (4.26m x 2.36m) Fitted with a modern range of 'Shaker' style units to base and wall. Built-in oven and hob. Rear aspect window and door to;
6' 1" x 4' 10" (1.85m x 1.47m) Door to rear garden. Sliding door providing access into the WC.
4' 8" x 2' 2" (1.42m x 0.66m) Low level WC and pedestal wash hand basin.
5' 11" x 5' 1" (1.80m x 1.55m) Access to roof void and cupboard housing the immersion heater for the hot water.
14' 1" x 10' 4" (4.29m x 3.15m) Front aspect window. Built-in storage cupboard over the stair recess.
8' 6" x 7' 8" (2.59m x 2.34m) Rear aspect window.
6' 0" x 5' 6" (1.83m x 1.68m) Rear aspect window. Low level WC, wash hand basin, bath with electric shower over.
To the rear is a fully enclosed garden laid to patio and lawn with rear access gate leading to the SINGLE GARAGE with off road parking to the front.



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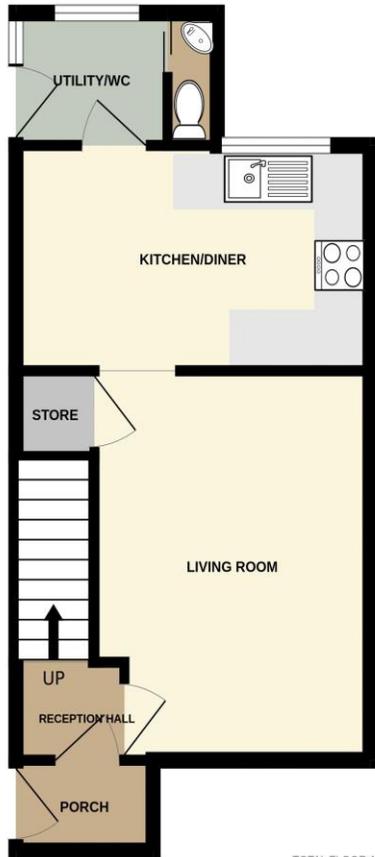


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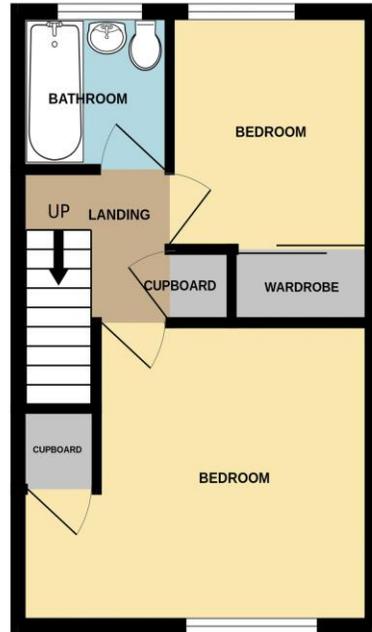


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GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



FIRST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq.ft. (60.8 sq.m.) approx.

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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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.

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