



GIBBINS RICHARDS   
**FOR SALE**  
01278 444488  
Making home moves happen

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25 Withygrove Close, Bridgwater TA6 4UF

£175,000

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

A two bedroom mid terrace house situated on the popular 'Bower Manor' development. The property is warmed by gas central heating, double glazing throughout with conservatory to the rear. The property benefits from off road parking, single garage and private and fully enclosed rear garden. The accommodation comprises in brief; sitting room, kitchen, conservatory, two first floor bedrooms and bathroom.

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

The 'Bower Manor' development provides an excellent range of local shops and is situated within easy access to Bridgwater's town centre. Bridgwater town itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

NO ONWARD CHAIN  
OFF ROAD PARKING  
SINGLE GARAGE  
PRIVATE & FULLY ENCLOSED REAR GARDEN  
GAS CENTRAL HEATING  
FULLY DOUBLE GLAZED  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
EASY ACCESS TO THE M5 MOTORWAY  
TWO FIRST FLOOR BEDROOMS



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Sitting Room	17' 1" x 11' 6" (5.2m x 3.5m) Front aspect window. Stairs to first floor.
Kitchen	11' 6" x 9' 2" (3.5m x 2.8m) Rear aspect window and door to conservatory. Space and plumbing for washing machine.
Conservatory	10' 2" x 8' 6" (3.1m x 2.6m) Rear aspect French doors to garden.
First Floor Landing	Doors to two bedrooms and bathroom.
Bedroom 1	11' 6" x 9' 2" (3.5m x 2.8m) Rear aspect window. Built-in storage cupboard.
Bedroom 2	11' 6" x 8' 2" (3.5m x 2.5m)
Bathroom	8' 6" x 4' 7" (2.6m x 1.4m) Low level WC, wash hand basin and bath with overhead electric shower. Storage cupboard.
Outside	Off road parking and single garage with side access gate from the rear garden leading to the front. The rear garden is private and fully enclosed with decking and artificial lawn. Storage shed.



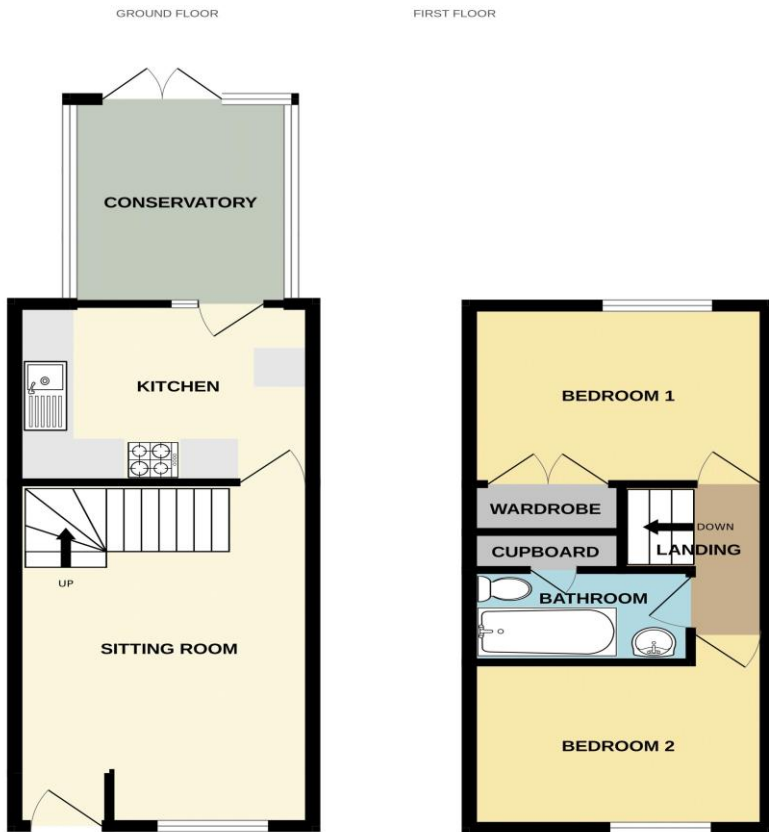
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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