



GIBBINS RICHARDS 
Making home moves happen

90 Bowerings Road, Bridgwater TA6 6HF
£185,000

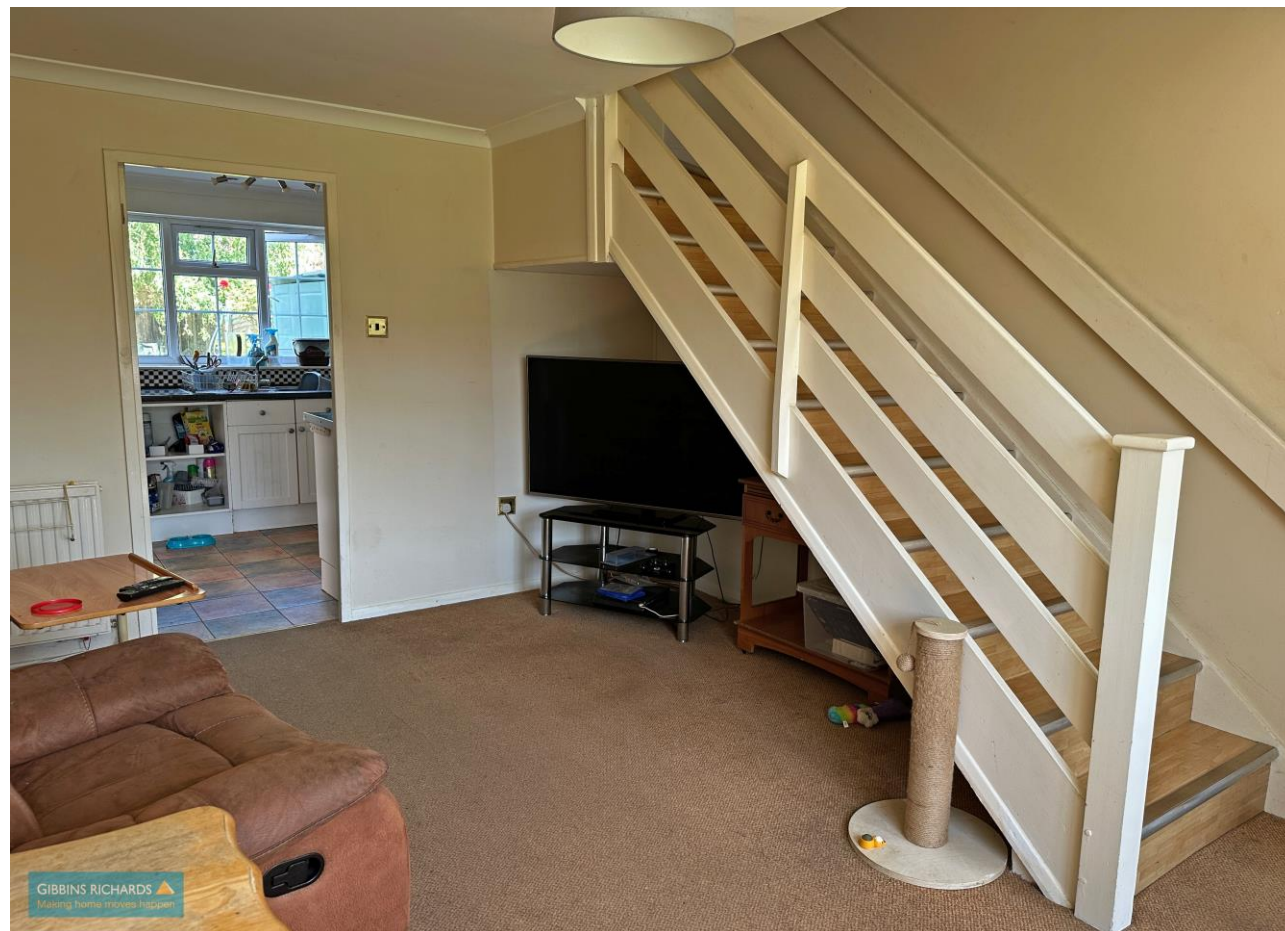
GIBBINS RICHARDS 
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Perfect first home * Two double bedrooms * Front and rear gardens * Off road parking *
Cul-de-sac location *

This semi-detached property boasts two double bedrooms and enjoys a pleasant location, with enclosed garden to rear, whilst there is useful long lean-to storage area to the side. The property is located on the southern outskirts of the town centre, within easy reach of local facilities, whilst the M5 motorway at Junction 24 is within easy reach. Bridgwater town centre is just over one mile distant and boasts a wide and comprehensive range of facilities.

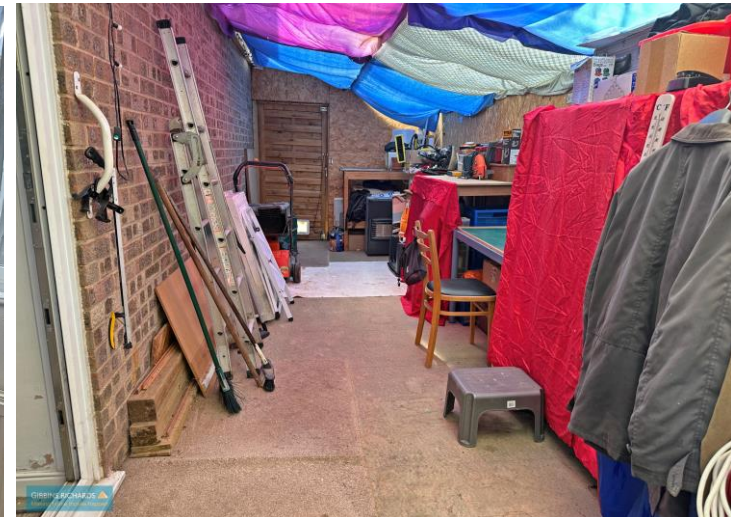
Tenure: Freehold / Energy Rating: D / Council Tax Band: A

Total floor area - 735 sq.ft. (68.3 sq.m.) approx.
Ideal first home/investment
Two double bedrooms
Enclosed garden
Off road parking
Gas central heating
Double glazed windows



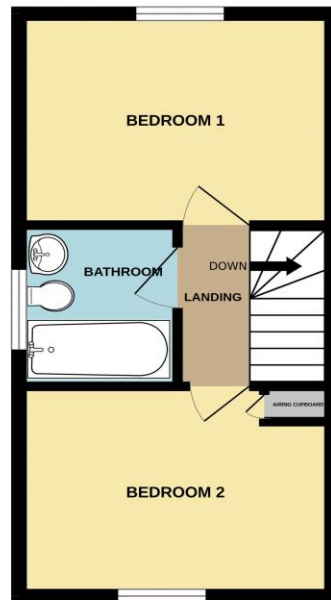


Entrance Lobby	Door to;
Sitting Room	15' 5" x 11' 8" (4.70m x 3.55m) Front aspect window. Stairs to first floor.
Kitchen	11' 8" x 8' 8" (3.55m x 2.64m) Rear aspect window and door to lean-to. Fitted floor and wall cupboard units, built-in oven and gas hob.
Lean-to	20' 2" x 7' 8" (6.14m x 2.34m)
First Floor Landing	Doors to two bedrooms and bathroom.
Bedroom 1	11' 8" x 8' 8" (3.55m x 2.64m)
Bedroom 2	11' 8" x 8' 8" (3.55m x 2.64m) with airing cupboard.
Bathroom	6' 5" x 5' 8" (1.95m x 1.73m) Low level WC, wash hand basin and bath with overhead shower.
Outside	To the front of the property there is an allocated parking space with open plan lawn and side access through lean-to to the rear garden. The rear garden is fully enclosed with level lawn and patio area.



GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

FIRST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 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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