



GIBBINS RICHARDS   
Making home moves happen

18 Malvern Close, Bridgwater TA6 4XJ

£255,000

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Three Bedroom Linked Detached Home | Driveway & Garage | Enclosed Rear Garden | Popular Bower Manor Location

A well presented three bedroom detached home, situated within the popular Bower Manor area of Bridgwater.

The accommodation comprises entrance hall, cloakroom, lounge with bay window and kitchen/dining room with French doors opening onto the rear garden. To the first floor are three bedrooms, with built-in wardrobes to the principal bedroom, together with a modern shower room. Outside, the property benefits from driveway parking, a single garage and an enclosed rear garden laid to patio and lawn. Conveniently positioned for local amenities, schools, Bridgwater town centre and access to the M5 at Junction 23.

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

Three-bedroom detached home  
Popular Bower Manor location  
Lounge with bay window  
Kitchen/dining room with French doors to garden  
Ground-floor cloakroom  
Modern shower room  
Driveway parking  
Single garage  
Enclosed rear garden



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Porch	Leading to; Cloakroom and sitting room.
Cloakroom	6' 11" x 2' 11" (2.1m x 0.9m) Front aspect obscure glazed window, low-level WC and wash hand basin.
Sitting room	13' 1" x 12' 10" (4m x 3.9m) plus additional bay window. Leading through to the kitchen/dining room, with stairs rising to the first floor and a front aspect bay window.
Kitchen/Diner	15' 9" x 9' 2" (4.8m x 2.8m) French doors and a rear aspect window. Fitted with an integrated dishwasher, washing machine and fridge/freezer, together with an electric hob and oven.
First Floor Landing	Leading to three bedrooms and the family shower room, with a side aspect window, airing cupboard and loft hatch.
Bedroom 1	10' 6" x 8' 6" (3.2m x 2.6m) Front aspect window and built-in wardrobe.
Bedroom 2	10' 10" x 8' 6" (3.3m x 2.6m) Rear aspect window.
Bedroom 3	7' 3" x 6' 11" (2.2m x 2.1m) Front aspect window.
Garage	17' 1" x 8' 6" (5.2m x 2.6m) Up-and-over door, power and lighting.
Outside	Off-road parking leading to the garage, with a short pathway to the front door. A side access gate leads through to the rear garden, which is laid mainly to lawn with a patio area.



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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.



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