



3 Japonica Close, Bridgwater TA6 4FE
£210,000

GIBBINS RICHARDS 
Making home moves happen

* No onward chain * Three bedroom end terrace house * Allocated parking *
Fully enclosed rear garden *

This three bedroom end terrace house is situated on the popular 'Bower Manor' development. The property is within walking distance to local shops and amenities and warmed by gas central heating and fully UPVC double glazed. Fully enclosed rear garden and allocated off road parking. The accommodation comprises in brief; entrance hall, lounge, kitchen/diner, three first floor bedrooms and family bathroom.

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.

Tenure: Freehold
Energy Rating: D
Council Tax Band: B

Total Floor area - 670 sq.ft. (62.2 sq.m.) approx.

No onward chain

Three bedroom end terrace house

Fully enclosed rear garden

Allocated parking

Fully double glazed

Gas central heating

Walking distance to local amenities

Ideal first time/investment purchase

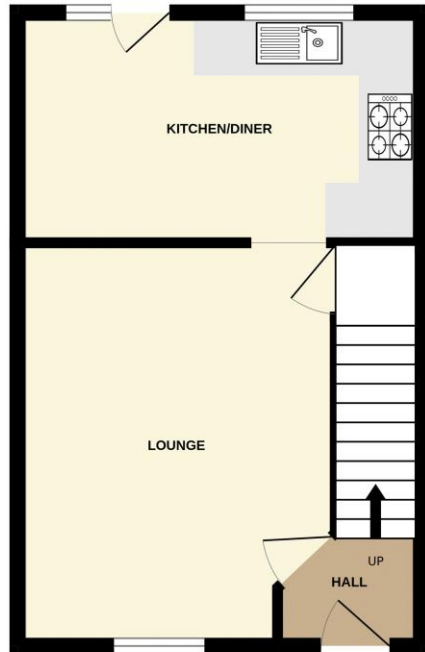




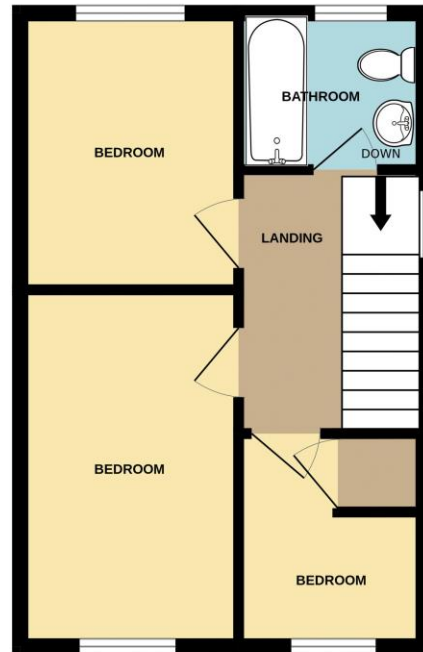
Entrance Hall	6' 1" x 5' 6" (1.85m x 1.68m) Stairs to first floor. Door to;
Lounge	14' 6" x 11' 4" (4.42m x 3.45m) Front aspect window.
Kitchen/Diner	14' 8" x 8' 4" (4.47m x 2.54m) Rear aspect window, door to garden. Fitted floor and wall cupboard units. Space and plumbing for washing machine.
First Floor Landing	Doors to three bedrooms and bathroom.
Bedroom 1	12' 10" x 8' 0" (3.91m x 2.44m) Front aspect window.
Bedroom 2	10' 0" x 8' 0" (3.05m x 2.44m) Rear aspect window.
Bedroom 3	6' 4" x 8' 10" (1.93m x 2.69m) Front aspect window.
Bathroom	6' 3" x 5' 6" (1.90m x 1.68m) Rear aspect window. Low level WC, wash hand basin and bath with electric shower over.
Outside	To the front of the property there is a area of gravel with patio slabs leading to the front door. A side access gate leads to the fully enclosed rear garden laid to patio and lawn. Allocated off road parking.



GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



FIRST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 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.



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