

£222,500  
Freehold





- ### Features
- Two bedroom semi-detached property
  - Sought-after location
  - Spacious master bedroom with wardrobes
  - Comfortable single bedroom with wardrobes
  - Newly refurbished luxury bathroom
  - Kitchen with dining space and appliance
  - Well-maintained garden with conservatory
  - Nearby green spaces and amenities
  - Light and airy reception room
  - Strong local community atmosphere

## Summary of Property

This immaculate semi-detached property in a sought-after location is now available for sale. Boasting a spacious master bedroom with built-in wardrobes and natural light, as well as a comfortable single bedroom with built-in wardrobes and natural light, this home is ideal for couples, sharers, students, first-time buyers, and investors alike.

The newly refurbished bathroom features a vanity wash hand basin and a panel bath with a shower, providing a touch of luxury. The kitchen includes dining space, wall and base units, oven, and ample space for appliances, making it perfect for cooking and entertaining.

A well-maintained garden with a conservatory, patio area, garden sheds, and a lawn offers a peaceful retreat, while the nearby green spaces, public transport links, schools, and local amenities cater to everyday convenience. The reception room, with views of the green space, is light and airy with a storage cupboard, adding to the charm of this property. Don't miss out on this opportunity to become a part of a strong local community. There is also parking for two cars with the possibility of building a garage (subject to planning)

EPC: D

## Room Descriptions

### ENTRANCE HALL

uPVC double glazed door. Double radiator. Stairs to first floor.

### LOUNGE 13'7" x 10'8" (4.14m x 3.25m)

uPVC double glazed window overlooking front garden and open Green area beyond. T.V. point. Understairs cupboard.

### KITCHEN/DINER 14' x 7'9" (4.26m x 2.36m)

Equipped with a single stainless steel sink unit with floor units below. Ceramic hob extractor canopy over. Work surface with plumbing for washing machine below. Range of matching wall, base units and drawers. Tall larder unit incorporating an eye level oven. Space for two appliances. To the opposite side of the room there is space for a kitchen table and chairs and on one wall is a newly installed gas fired boiler which provides both heating and hot water which is within a cupboard. There is also uPVC double glazed door to:

### CONSERVATORY 12' x 10' (3.65m x 3.04m)

uPVC windows, with fully insulated roof, which overlooks the rear garden. The room is designed for year round living and has a radiator. Patio doors open onto the garden.

### FIRST FLOOR LANDING

On the first floor there is a landing with access to the roof space and an airing cupboard with a lagged hot water cylinder.

### BEDROOM ONE 13'9" X 10'4" max (4.19m X 3.14m max)

With fitted wardrobes to the width of one wall with sliding doors. uPVC double glazed window overlooking front. Double radiator.

### BEDROOM TWO 8'9" x 8'7" (2.66m x 2.61m)

uPVC double glazed window. Radiator. Double built-in wardrobe.

### BATHROOM

The bathroom has been refitted to include a P-shaped bath with glass screen and shower, WC and vanity wash hand basin.

### OUTSIDE

At the front there is a level garden with side access to the rear which is laid to an attractive combination of patio, gravel and lawn. The garden area also includes useful timber sheds together with car parking area/garage space (subject to the necessary planning approval for a garage).

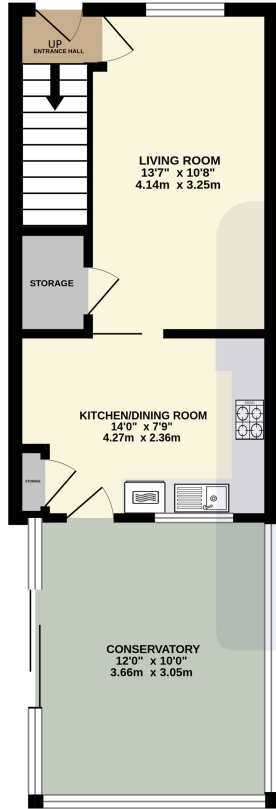
### LOCATION

The property stands on the popular Bower Manor development on the eastern fringe of the market town centre of Bridgwater with local shops close to hand for day to day needs. Bridgwater offers a full range of facilities including retail, educational and leisure amenities. Bridgwater & Taunton College offering higher education is close by. The M5 junction 23 is close by allowing convenient access to the motorway. Main line links are available via Bridgwater Railway Station and a daily coach service to London together with a regular bus service to Taunton, Weston-Super-Mare and Burnham-on-Sea can be found at Bridgwater bus station.

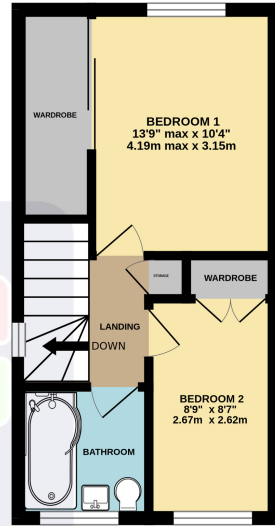


# Floorplan

GROUND FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR  
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA: 577 sq.ft. (53.6 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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## Material Information

### Utilities Services:

Mains Water, Gas, Electricity & Drainage are Connected

### Flood Risk:

<https://flood-map-for-planning.service.gov.uk/>

### Broadband & Mobile Signal:

For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### Planning Applications:

[https://sdc.somerset.gov.uk/planning\\_online](https://sdc.somerset.gov.uk/planning_online)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		