



GIBBINS RICHARDS   
Making home moves happen

11 Teak Close, Bridgwater TA6 4UZ

£215,000

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A well presented two bedroom end terrace house located at the end of a quiet cul-de-sac within the popular 'Bower Manor' development. This property is offered for sale with NO ONWARD CHAIN and would make an ideal first time/investment purchase. Externally the property has multiple off road parking and garage to the front and larger than average private garden to the rear. Internally the accommodation comprises in brief; entrance hall, sitting room, kitchen/diner, two first floor bedrooms and bathroom. The accommodation is fully UPVC double glazed and warmed by mains gas central heating.

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

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.

IDEAL INVESTMENT / FIRST TIME PURCHASE  
NO ONWARD CHAIN  
GARAGE / MULTIPLE OFF ROAD PARKING  
LARGER THAN AVERAGE GARDEN  
FULL UPVC DOUBLE GLAZING  
GAS CENTRAL HEATING  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
MODERN/LOW MAINTENANCE HOME





Entrance Hall

Sitting Room

Kitchen/Diner

First Floor Landing

Bedroom 1

Bedroom 2

Bathroom

Outside

Single Garage

Stairs rising to first floor. Intruder alarm control panel.

Window to garage. Door to;

13' 9" x 10' 1" (4.19m x 3.07m) Front aspect window. Door to understairs storage cupboard.

13' 4" x 8' 0" (4.06m x 2.44m) Rear aspect window and double opening French doors to garden. Wall mounted 'Ideal' gas boiler providing main central heating and domestic hot water. Integrated stainless steel oven and hob with four ring gas hob and extractor fan and light over. Hatch to loft. Obscure window to side. Doors to two bedrooms and bathroom.

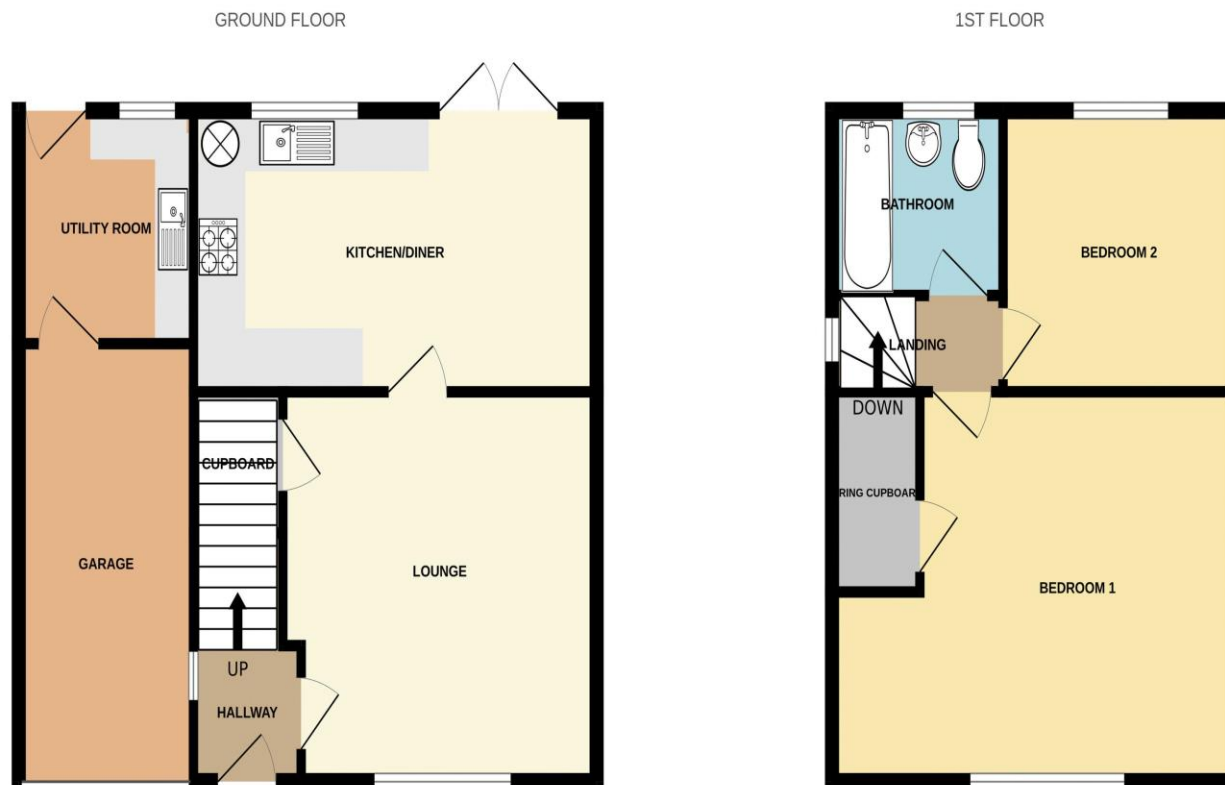
12' 1" x 10' 2" (3.68m x 3.10m) increasing to 13' 5" (4.09m) Front aspect window. Airing cupboard with factory lagged hot water cylinder (over stairs recess).

10' 0" x 6' 11" (3.05m x 2.11m) Rear aspect window. 6' 2" x 6' 2" (1.88m x 1.88m) Rear aspect obscure window. Fitted with a white three piece matching suite comprising low level WC, pedestal wash hand basin and bath with 'Triton' electric shower. Heated towel rail and extractor fan.

Tarmac area of off street parking and leading to single garage. The rear garden measures approximately - 39' (11.88m) in length by 26' (7.92m) in width. The rear garden is fully enclosed by timber fencing and laid predominantly to lawn. Timber decking area alongside the property. Outside power sockets, tap and light with PIR sensor.

14' 9" x 8' 11" (4.49m x 2.72m) Cupboard housing electric and gas meters. Wall mounted electric fuse board. Ceiling lights and mains power points. Vehicular up and over door to front. Pedestrian door to rear leading to UTILITY ROOM - 8' 10" x 6' 8" (2.69m x 2.03m) Window and obscure panel door to rear garden. Fitted with a range of kitchen style storage units with space for appliances and sink/drainer unit.





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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