



Bower Manor - £159,950 Freehold

Linda Saunders | Estate Agents



25 Laburnam Close Bridgwater TA6 4EN

Don't miss this opportunity! It is with pleasure that Linda Saunders Estate Agents brings to market this two bedroom mid terrace property in need of some updating and situated within this popular east side location which provides easy access to Taunton and the M5 motorway network. The property itself briefly comprises; lounge and fitted kitchen/breakfast room to the ground floor and family bathroom and two bedrooms to the first floor.

The property further benefits PVCu double glazing, garage and a good sized enclosed rear garden. An early inspection is highly recommended and there is no onward chain.

ACCOMMODATION (All sizes are approximate)

PVCu door with obscure glazed panels into: -

Entrance Hallway: Stairs to first floor and door to lounge.

Kitchen/Breakfast Room: 07'10" x 13'10". PVCu double glazed window to rear aspect, fitted with a range of wall, drawer and base units with wood effect worktops, tiled splashbacks and acrylic sink inset with mixer tap over, integrated oven and ceramic hob with extractor over,

space for fridge/freezer and washing machine, wall mounted panel heater and vinyl flooring.

Lounge: 13'07" x 10'07". PVCu double glazed window to front aspect, reconstituted stone fireplace and built in shelving, understairs cupboard, night storage heater and carpet as fitted.

First Floor Landing: Loft hatch, airing cupboard with three slatted shelves and the hot water tank, doors to all rooms.

Master Bedroom: 10'05" x 11'11". PVCu double glazed window to front

aspect, built in wardrobes, night storage heater and carpet as fitted.

Bedroom 2: 08'07" x 07'06". PVCu double glazed window to rear aspect and built in cupboard.

Family Bathroom: PVCu double glazed window to rear aspect, fitted modern white three piece suite comprising; panelled bath with electric shower over, close coupled WC, pedestal wash hand basin, tiled splashbacks and vinyl flooring.

OUTSIDE

To the front there is an open plan lawn area with path leading to the front door. The **rear garden** is fully enclosed and accessible by way of a personal access gate and is mainly laid to lawn with a patio/seating area and shed.

EPC Rating: E50.

Please Note: These are preliminary details as we are awaiting their approval by our vendors.



These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

Linda Saunders | Estate Agents



45 High Street, Bridgwater, Somerset TA6 3BG Tel: 01278 425242
Fax: 01278 425262 Email: hotproperty@lindasaundersestateagents.co.uk



Need Mortgage Advice? Perhaps we can do all the leg work through our associate company Woodward Insurance & Mortgage Services. Call us today to book your free appointment.

Your home is at risk if you fail to keep up repayments on your mortgage or any loan secured on your property.

OFFICE OPENING HOURS

Mon – Fri 9.00 – 5.00pm, Saturday 9.00 – 12.00pm

Website: www.lindasaunders-estateagents.co.uk E-mail: hotproperty@lindasaundersestateagents.co.uk

FREE Market Appraisal

If you are thinking of moving and could benefit from an up to date market appraisal on your own property, call us today.

VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

L166 Printed by Ravensworth Digital 0870 112 5306

