



Bower Manor - £145,000 Freehold

Linda Saunders | Estate Agents



21 Kingsdown Close Bridgwater TA6 4XT

It is with pleasure that we bring to market this one double bedroom back to back house in need of some improvements and situated within this mature development and conveniently located for local amenities and the M5 motorway network. The property briefly comprises; open plan lounge/diner and kitchen to the ground floor, and to the first floor there is a double bedroom and a family bathroom.

The property further benefits from gas central heating, PVCu double glazing and a fully enclosed garden, a single parking space is located to the front of the property. An early inspection is highly recommended. No onward chain.

ACCOMMODATION (All sizes are approximate)

Entrance Porch: Via PVCu door, light & door to:

Lounge/Diner: 12'10" x 12'04" (3.91m x 3.75m). PVCu double glazed window to front aspect, stairs to first floor, radiator, telephone and TV aerial points. Opens into: -

Kitchen: 09'04" x 06'07" (2.84m x 2.00m). PVCu double glazed window. Equipped with range of matching floor & wall mounted

cupboard units with single stainless steel sink & drain unit inset into rolled edge work surfaces with part tiled surround, space for electric cooker & fridge/freezer, plumbing for washing machine.

FIRST FLOOR

Bedroom: 12'10" x 10'0" (3.91m x 3.04m). PVCu double glazed window, overstairs cupboard, built in wardrobe to recess, radiator and carpet as fitted.

Bathroom: White suite comprising close

coupled WC & pedestal wash hand basin with tiled splashback. shower unit with tiled surround & electric shower unit over, radiator and vinyl flooring.

OUTSIDE

To the front of the property is the off road parking space. The rear garden fully enclosed by timber panel fencing & low maintenance shingle and garden shed.

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 the 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.

These are preliminary details as we are awaiting their approval by our vendor.

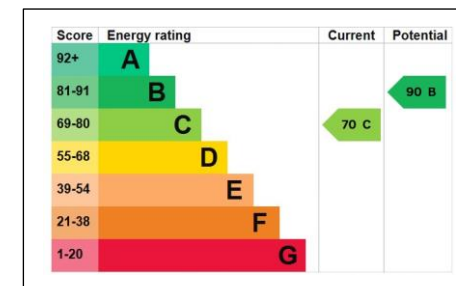
Services: Mains electricity, gas, water & drainage.

Energy Rating: **C 70**

Local Authority: Sedgemoor

Local authority reference number: 7010150210

Council Tax band: **A**



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.

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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.

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