



GIBBINS RICHARDS 

64 Tulip Tree Road, Bridgwater TA6 4XD

£140,000

GIBBINS RICHARDS 
Making home moves happen

A unique opportunity to purchase this delightful top floor flat situated within the popular 'Bower Manor' development. The property benefits from off road parking, garage, garden and UPVC double glazing throughout. The accommodation comprises in brief; private entrance hallway, sitting/dining room, kitchen, bathroom and double bedroom. Externally there is a good sized single garage, with driveway and fully enclosed garden.

Tenure: Leasehold / Energy Rating: C / Council Tax Band: A

The property is situated close to local shops and within easy access to Bridgwater's town centre. Bridgwater itself offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

IDEAL FIRST TIME PURCHASE / INVESTMENT OPPORTUNITY
QUIET FAVOURED POSITION
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
EASY ACCESS TO THE M5
WALKING DISTANCE TO SHOPS AND AMENITIES
SINGLE GARAGE / OFF ROAD PARKING
ENCLOSED GARDEN





Sitting/Dining Room

17' 5" x 14' 1" (5.3m x 4.3m) Dual front aspect windows, leading to kitchen and bathroom and bedroom.

Kitchen

8' 6" x 6' 3" (2.6m x 1.9m) Rear aspect window. Modern fitted kitchen. Plumbing for washing machine and dishwasher.

Bedroom

10' 10" x 8' 6" (3.3m x 2.6m) Rear aspect window.

Bathroom

Side aspect obscure window. Equipped in a white three piece suite comprising low level WC, wash hand basin, bath and overhead shower.

Outside

Externally there is a good size SINGLE GARAGE with power and light and driveway in front with off road parking. Behind this is a fully enclosed private garden laid to decking, patio and lawn. There is also an additional access door into the garage from the garden.

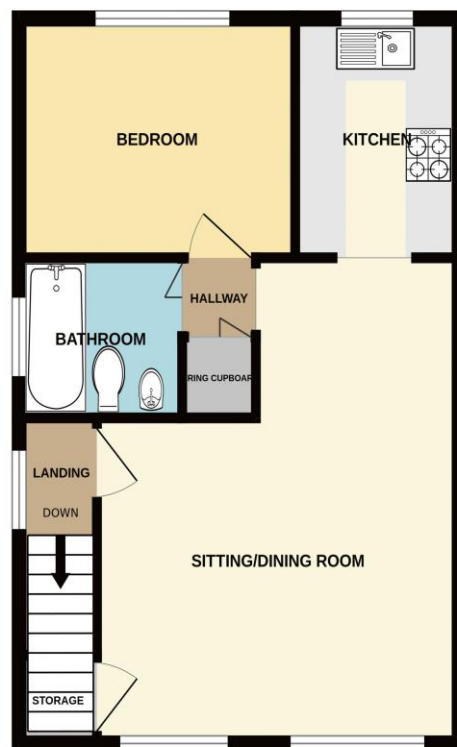
AGENTS NOTE

This property is 'leasehold' with a 999 year Lease commencing on 24th June 1985. There is an annual Ground Rent payable of £25 and we understand from our client that the buildings insurance is split jointly with the ground floor flat (freeholder). Full details of the Lease and expenses can be sought via your legal representative.



GROUND FLOOR
19 sq.ft. (1.7 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA - 485 sq.ft. (45.0 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.
Made with Metropix ©2023



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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk