

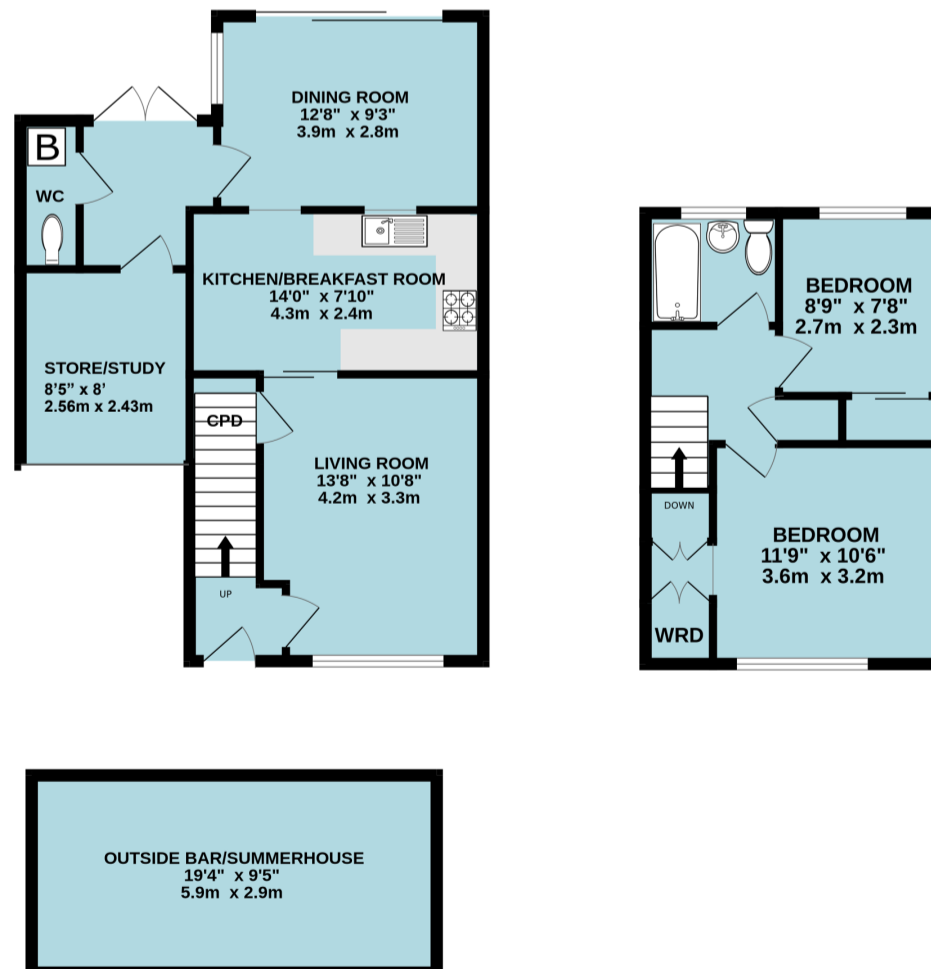


**Pine Tree Close**  
 Bridgwater, TA6  
 £225,000 Freehold

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<b>2</b>	<b>2</b>	<b>1</b>	<b>EPC</b>

**Wilkie May & Tuckwood**

## Floor Plan



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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# Description

A significantly extended modern two bedroom semi-detached house located on the highly sought after Bower Manor development. The property has a full width extension at the rear which creates a second reception area enhanced via sliding patio doors which open onto and overlook the rear garden. The garage has been partially converted providing a store/study room with a cloakroom/WC. Additionally there is a superb timber outhouse in the rear garden.

- Significantly extended house
- Bower Manor development
- Over 13' living room with front aspect
- Kitchen/breakfast room
- Dining room with rear aspect
- Store/study
- Downstairs' cloakroom/WC
- Two generous bedrooms
- Bathroom
- Oil fired central heating
- Superb outside bar/summerhouse
- Off-road parking for three cars

## THE PROPERTY:

The accommodation comprises an entrance hall where stairs rise to the first floor. Off to the right is a living room which has a front aspect and a walk-in understairs' cupboard. Behind this is a well fitted kitchen/breakfast room with a range of base and wall cupboards along with rolltop working surfaces together with recesses for various appliances. The extension at the rear could be used as a separate dining room or second living room. Finally on this floor is the store/study with a downstairs' cloakroom - which has a basin and WC - off.

On the first floor are two very generous bedrooms - both with fitted bedroom furniture. These are complemented by a modern bathroom comprising white bath, an electric shower over, WC and basin.

Outside - Is an array of off-road parking at the front and a store approached via the garage door. At the rear is a generous size level garden area which benefits from a sunny southerly aspect and at the end of this is a timber constructed outside bar/summerhouse measuring 19'4" x 9'5" with a separate electric supply. Again this room could have a variety of uses including work area, sauna etc.

**LOCATION:** The property is situated on the east side of Bridgwater with good access to junction 23 of the M5 motorway without passing through the town itself. The Bower Manor development boasts its own shopping facilities plus takeaway outlets and a regular bus service to the town itself. The property is situated approximately 1.5 miles from the town centre that offers an excellent range of facilities including retail, educational and leisure amenities. Main line links via Bridgwater Railway station are readily available. There is also a daily coach service to London Hammersmith from Bridgwater Bus Station.



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## GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty.

**Services:** Mains water, mains electricity, mains drainage, oil central heating.

**Local Authority:** Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

**Council Tax Band:** B



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in February 2024.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their 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.

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