

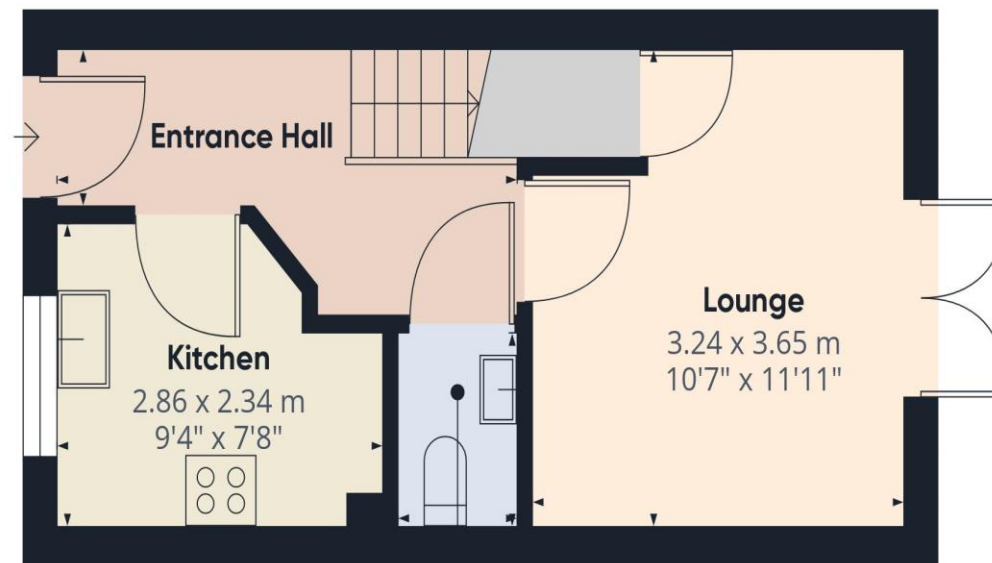


5 Navarrin Close, Bridgwater, TA6 6XW

£192,500 - Freehold

No Onward Chain | Garage & Parking | Local School & Amenities | Easy Access To M5 | Two Bedrooms | Ground Floor WC | Gas Central Heating | Low Maintenance Rear Garden | Access Via Path To Garage From Garden | Council Tax Band: B & EPC Rating: TBC



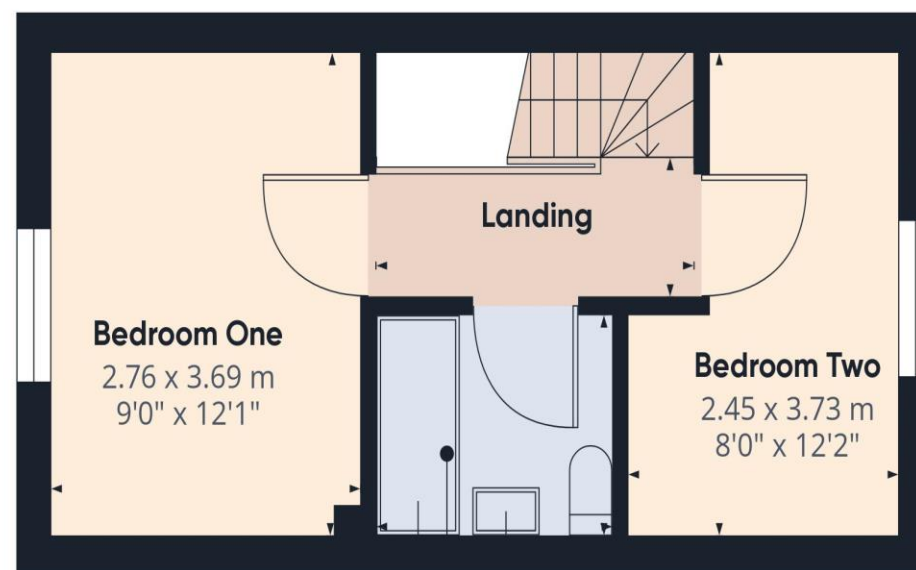


**WC**  
1.07 x 1.56 m  
3'6" x 5'1"

Floor 0

Approximate total area<sup>(1)</sup>

50.98 m<sup>2</sup>  
548.75 ft<sup>2</sup>



**Bathroom**  
2.08 x 1.73 m  
6'9" x 5'8"

Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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## THE PROPERTY

Available with NO ONWARD CHAIN, this two bedroom property comes with a level rear garden that is of low maintenance and a garage, plus parking space.

Situated on Stockmoor Village the property benefits from a range of amenities on the development, plus Somerset Bridge Primary School.

There is easy access to the M5 and Bridgwater's town centre is just a short drive away.

Internally there is a front aspect kitchen, WC and lounge to the ground floor.

To the first floor are both bedrooms and the bathroom, with mains shower over the bath.

As expected of a modern build, the property is warmed by a gas central heating system and is fully UPVC double glazed.

As mentioned, the rear garden is of low maintenance and there is a pathway that provides access around the back of the neighbours garden and into the garage for the property. There is a parking space in front of the garage as well, in what is a quiet close.

### IMPORTANT

Lees & Waters, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

If the property is leasehold full details and terms of the lease should be sought via your legal representative.

Please also note that some or all of the photographs used to market this property may have been taken with a wide angle lens, solely for the purpose of showing the property to its best advantage.

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.