



31 Leyton Drive, Bridgwater, TA6 4XY

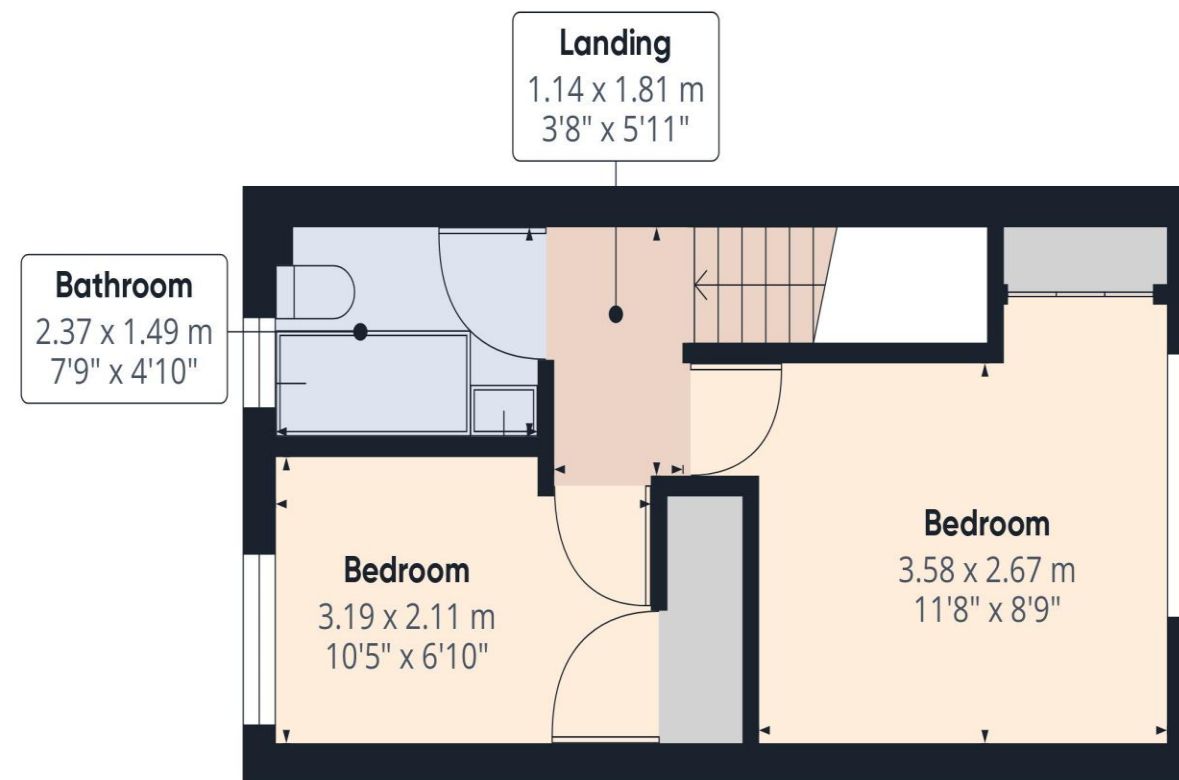
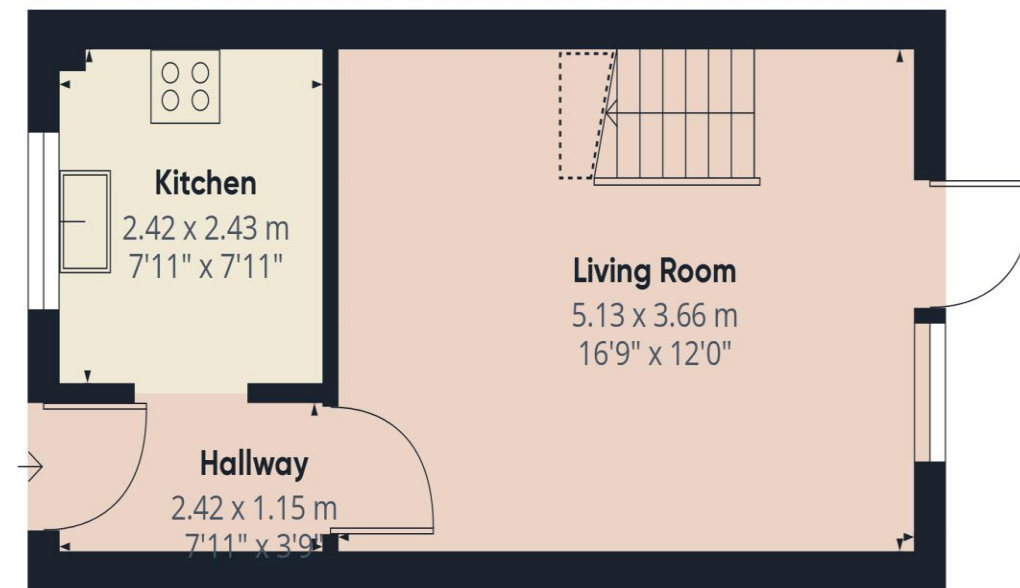
£177,500 - Freehold

Sold With Tenants In Situ | Two Bedroom Mid-Terrace House | Garage | Gas Fired Central Heating | Large Lounge | Ample storage | Popular Bower Manor Location | Good Local Amenities | No Onward Chain | EPC Rating: TBC









Approximate total area<sup>m</sup>

53.11 m<sup>2</sup>

571.63 ft<sup>2</sup>

Reduced headroom

1.38 m<sup>2</sup>

14.87 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

A perfect investment opportunity. Sold with tenants in situ, this well proportioned two bedroom mid-terrace house is located on the very popular Bower Manor development on the East side of Bridgwater.

Well looked after by the current tenants the property has front aspect kitchen, rear large lounge with doors opening onto the good size garden.

Two bedrooms to the first floor with ample storage and family bathroom.

The property is double glazed and has gas fired central heating. The property has a garage and parking. Ideally situated within the development for amenities including Tesco, hairdressers and takeaway.

No onward chain.

### **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.