



36 Mayflower Close



STAGS

36 Mayflower Close

, Bridgwater, Somerset, TA6 4EJ

This well-maintained home offers an excellent combination of space, practicality and convenience, making it an ideal choice for first-time buyers, downsizers or investors alike.

- Extended two-bedroom semi-detached home
- Modern fitted kitchen
- Stylish contemporary shower room
- Driveway parking for multiple vehicles
- Council Tax band B
- Popular Bower Manor location
- Spacious conservatory/dining room
- Enclosed rear garden
- Ideal first-time purchase or investment opportunity
- Freehold

Guide Price £225,000

SITUATION

Situated within a quiet cul-de-sac on the ever-popular Bower Manor development with convenient access to local shops, schools, transport links and amenities.

DESCRIPTION

Situated within a quiet cul-de-sac on the ever-popular Bower Manor development, this beautifully presented two-bedroom semi-detached home offers spacious, modern living.



ACCOMMODATION

The property has been thoughtfully updated throughout and features a bright entrance hall leading to a comfortable lounge and a stylish modern kitchen fitted with contemporary units and integrated cooking appliances. To the rear, a substantial conservatory extension provides an excellent dining and entertaining space, overlooking the enclosed garden and creating a versatile additional reception area.

Upstairs, there are two generous bedrooms, both benefiting from built-in wardrobes, together with a modern fully tiled shower room finished to a high standard.

OUTSIDE

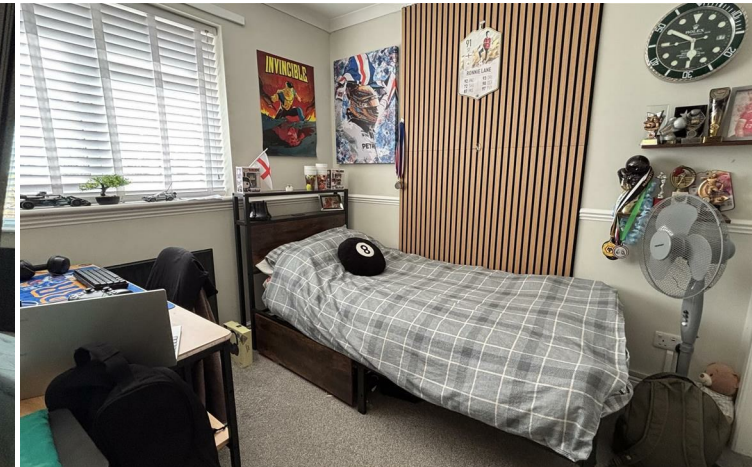
Externally, the property enjoys an attractive enclosed rear garden with a mixture of patio and lawn areas, ideal for outdoor relaxation. A private driveway provides off-road parking for multiple vehicles.

SERVICES

Mains drainage, gas, electricity, water. Gas central heating. Ultrafast broadband available (Ofcom) Mobile signal Good (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

What3Words: [///vows.embraced.lifeboats](https://www.what3words.com/#!/vows.embraced.lifeboats)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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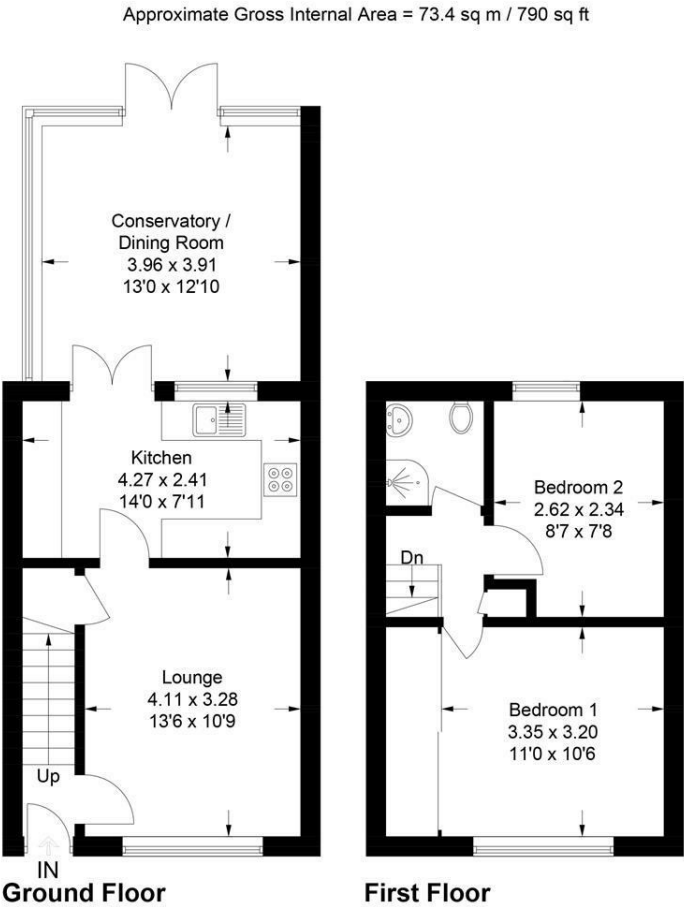


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