

  
**Natasha Howarth**  
ESTATE AGENTS



12 Almond Tree Close, Bridgwater, TA6 4EB

**£250,000**

Number 12 Almond Tree Close is a stunning and to show home standard two bedroom semi- detached bungalow situated at the end of a quiet cul-de-sac within the popular 'Bower Manor' estate. The property has been upgraded throughout include UPVC double glazing and an efficient electric central heating system. The property has a fitted modern kitchen with integrated appliances. This home offers attractive gardens to front and rear, driveway, garage and a useful lobby.

The fantastic accommodation briefly comprises hall, living room, kitchen, two bedrooms, inner hall, shower room and lobby.

For an appointment to view please contact the vendors sole agent.

## ENTRANCE

Via double glazed door to:

## ENTRANCE HALL

Door to living room.

## LIVING ROOM

Double glazed window to front aspect. Radiator. Door to inner hallway. Sliding door to the kitchen.

## KITCHEN

Fitted with a matching range of wall, base & drawer units with work surfaces over & stainless steel sink & drainer unit inset. Integrated oven, integrated hob with stainless steel chimney style extractor over. Integrated fridge. Built in pantry. Double glazed door to the lobby.

## INNER HALLWAY

Doors to bedrooms and shower room. Airing cupboard and further storage cupboard. Loft hatch.

## BEDROOM ONE

Double glazed window to rear aspect. Fitted wardrobes with mirrored sliding doors. Radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## SHOWER ROOM

Obscure side aspect double glazed window. Fitted with a three piece suite comprising corner shower cubicle with shower over, pedestal wash hand basin and close coupled WC, partially tiled walls, heated towel rail.

## LOBBY

Double glazed door to front aspect. Double glazed door to the garden.

## EXTERIOR

### PARKING

On own driveway for multiple vehicles.

### GARAGE

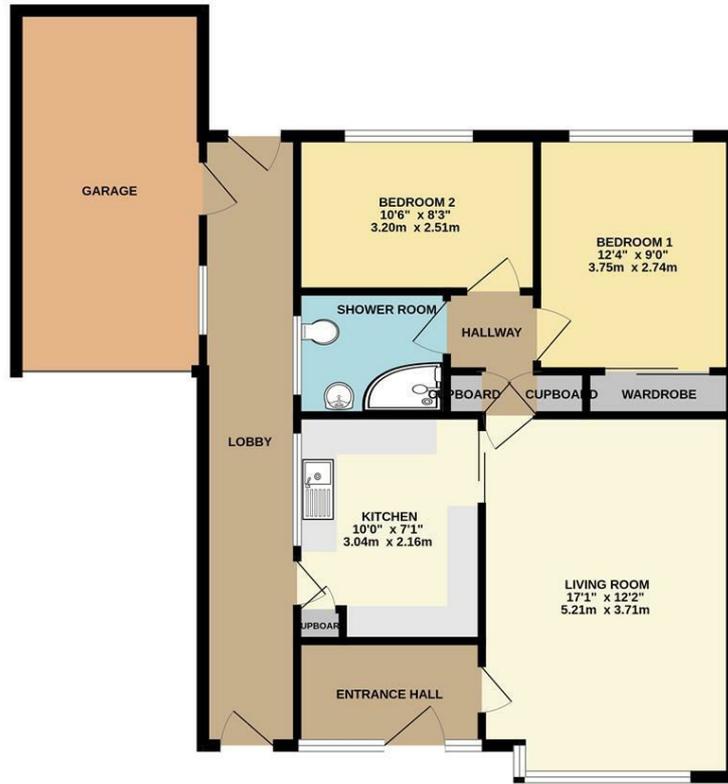
Accessed via electric door. Power and Light connected. Personnel door to lobby.

### GARDEN

Fully enclosed. Patio adjacent to house, laid to lawn.

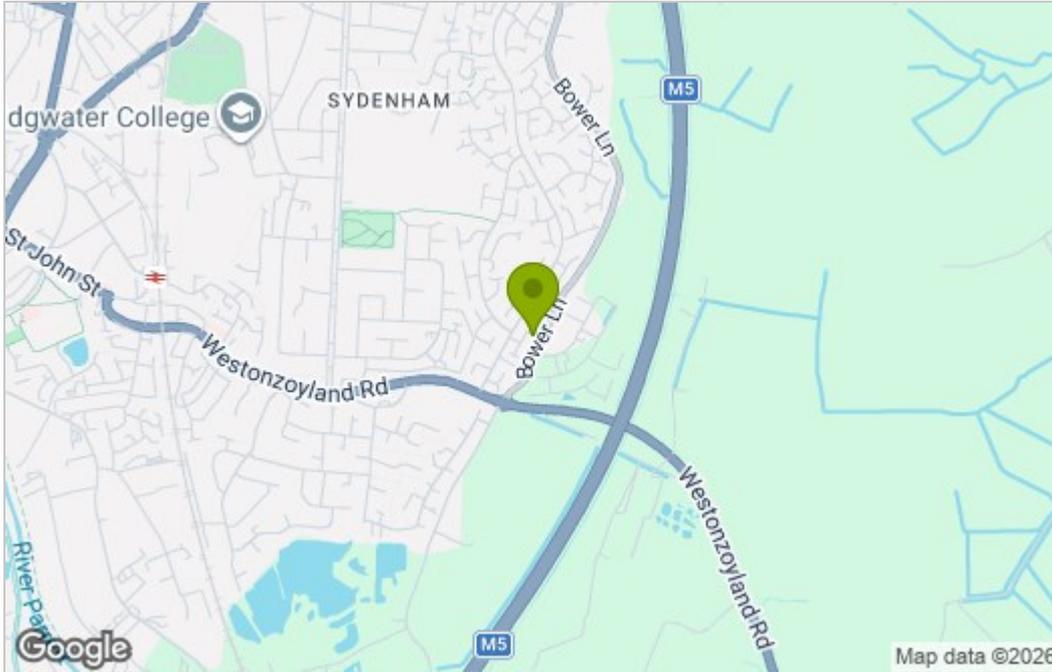
# Floor Plan

## GROUND FLOOR

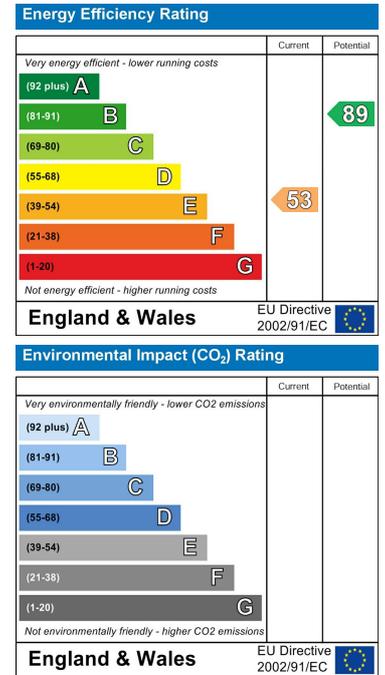


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Area Map



## Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller.