



GIBBINS RICHARDS 

54 Old Market Road, Bridgwater TA6 4AD

£260,000

GIBBINS RICHARDS 
Making home moves happen

A modern three bedroom detached house within the popular 'Keep Moat' development. The property benefits from off road parking for two vehicles, warmed by gas central heating, full UPVC double glazing and fully enclosed rear garden. The accommodation comprises in brief; entrance hall, cloakroom, kitchen, sitting/dining room, three first floor bedrooms and family bathroom.

Tenure: Freehold / Energy Rating: B / Council Tax Band: C

The nearby town centre of Bridgwater provides an excellent range of shopping, leisure and financial amenities. Bridgwater itself also provides easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

DETACHED HOUSE
OFF ROAD PARKING
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY ACCESS TO THE M5
FULLY UPVC DOUBLE GLAZED
REMAINDER OF NHBC WARRANTY
FULLY ENCLOSED REAR GARDEN





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Entrance Hallway	Doors to cloakroom, kitchen. sitting/dining room.
Cloakroom	8' 2" x 3' 11" (2.5m x 1.2m) Side aspect obscure window. WC and wash basin.
Kitchen	10' 6" x 7' 10" (3.2m x 2.4m) Rear aspect window. Integrated electric hob, oven, washing machine, dishwasher and fridge/freezer.
Sitting/Dining Room	16' 9" x 14' 5" (5.1m x 4.4m) (max) Rear aspect French doors, front aspect window. Understairs storage cupboard.
First Floor Landing	Doors to three bedrooms and family bathroom.
Bedroom 1	10' 6" x 10' 2" (3.2m x 3.1m) Front and side aspect windows.
Bedroom 2	10' 10" x 9' 2" (3.3m x 2.8m) Front aspect window.
Bedroom 3	7' 7" x 7' 3" (2.3m x 2.2m) Rear aspect window.
Family Bathroom	6' 11" x 6' 3" (2.1m x 1.9m) Rear aspect obscure window. Fitted with a three piece suite comprising WC, wash basin and bath with overhead shower.
Outside	Off road parking for two vehicles to the side of the property. To the rear is a fully enclosed garden laid to lawn and patio.

AGENTS NOTE We are informed that the property will be subject to a Management charge similar to other modern estates when the development has been completed. Full details of this can be sought via your Legal Representative.



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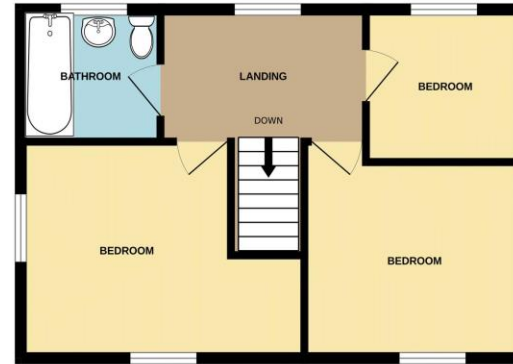


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GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.1 sq.m.) approx.

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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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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