



GIBBINS RICHARDS 

7 Norfolk Close, Bridgwater TA6 5PL

£244,950

GIBBINS RICHARDS 
Making home moves happen

A well presented and spacious three bedroom terrace house with off road parking and garage. The property benefits from three good size bedrooms, ground floor cloakroom and conservatory. The accommodation comprises in brief; entrance hallway, cloakroom, sitting room, conservatory and three first floor bedrooms and family bathroom. Externally to the rear is a fully enclosed garden with rear access gate and off road parking to the front with integral garage.

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

The property is located within walking distance to many local amenities as well as within close proximity to Bridgwater's train station. Local primary and secondary schools are also within easy walking distance. Bridgwater town itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24.

NO ONWARD CHAIN
THREE FIRST FLOOR BEDROOMS
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
OFF ROAD PARKING
INTEGRAL GARAGE
PRIVATE ENCLOSED REAR GARDEN
CONSERVATORY
POPULAR 'BRIDGE ESTATE' DEVELOPMENT





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Entrance Hallway	15' 1" x 6' 7" (4.6m x 2.0m) Stairs to first floor. Storage cupboards. Sky light.
Cloakroom	5' 11" x 2' 11" (1.8m x 0.9m) Front aspect obscure window. WC and wash hand basin.
Sitting Room	15' 9" x 11' 2" (4.8m x 3.4m) Sliding doors leading into the conservatory. Archway to kitchen.
Kitchen	10' 6" x 6' 7" (3.2m x 2.0m) Sliding door leading into conservatory. Space and plumbing for washing machine.
Conservatory	15' 1" x 8' 2" (4.6m x 2.5m) Sliding doors to rear garden.
First Floor Landing	Doors to three bedrooms and family bathroom. Hatch to loft. Door to airing cupboard.
Bedroom 1	12' 10" x 9' 6" (3.9m x 2.9m) Rear aspect window.
Bedroom 2	9' 10" x 8' 6" (3.0m x 2.6m) Rear aspect window.
Bedroom 3	9' 6" x 8' 2" (2.9m x 2.5m) Front aspect window.
Bathroom	8' 6" x 4' 11" (2.6m x 1.5m) Front aspect obscure window. Three piece suite comprising WC, wash hand basin and bath with overhead electric shower. Heated towel rail.
Outside	To the front of the property there is off road parking. The rear garden is laid to lawn with gravel area to the rear. Pedestrian access gate. Storage shed.
Garage	18' 1" x 8' 2" (5.5m x 2.5m) Light and power. Up and over garage door.



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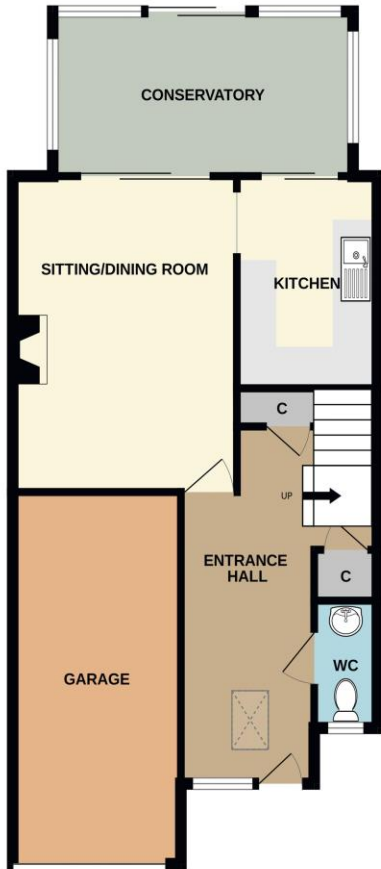


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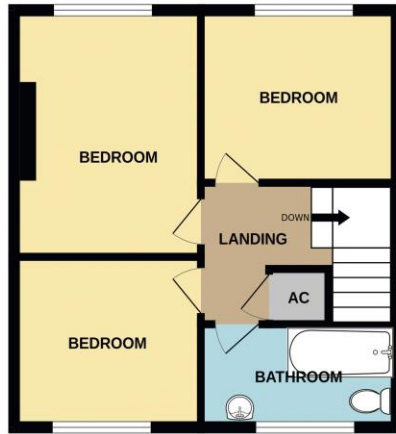


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GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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.

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17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk