



GIBBINS RICHARDS 

12 Alfoxton Road, Bridgwater TA6 7NL

£344,950

GIBBINS RICHARDS 
Making home moves happen

WEST SIDE - AN EXTENDED semi-detached home enjoying a large secluded garden. Versatile accommodation includes; entrance hall, sitting room, dining room, living room, study, spacious kitchen/breakfast room, three first floor bedrooms and family bathroom, large loft space with Velux window. Ample off road parking, garage/workshop and garden room behind.

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

An internal viewing is strongly recommended to fully appreciate this well extended family home which benefits from newly replaced felt and battened roof as well as a most useful insulated garden/hobbies room. One of the main features of the property is it's wonderful garden which provides a wide range of specimen trees and shrubs and enjoys a high degree of privacy. The property is situated on the favoured west side of Bridgwater within walking distance to a local convenient store as well as being within the catchment areas of the favoured Haygrove Secondary School and St Marys and St Josephs Primary Schools.

SPACIOUS EXTENDED FAMILY HOME
SOUGHT AFTER WEST SIDE LOCATION
LARGE MATURE GARDEN
GARDEN ROOM
GAS CENTRAL HEATING
RECENTLY REPLACED FELT & BATTEN ROOF
FOUR RECEPTIONS
KITCHEN/BREAKFAST ROOM
THREE FIRST FLOOR BEDROOMS
LARGE LOFT



GIBBINS RICHARDS



GIBBINS RICHARDS



GIBBINS RICHARDS



GIBBINS RICHARDS



Entrance Hall
Sitting Room
Dining Room
Lounge
Study
Kitchen
Utility
WC
First Floor Landing
Bedroom 1
Bedroom 2
Bedroom 3
Bathroom
Outside
Garage/Workshop

Stairs to first floor.
17' 5" x 11' 5" (5.30m x 3.48m) with parquet flooring. Living flame gas fire and patio doors to rear garden.
11' 10" x 9' 0" (3.60m x 2.74m) opening to;
15' 0" x 7' 10" (4.57m x 2.39m) French doors to garden.
6' 6" x 4' 10" (1.98m x 1.47m) Located off dining room.
16' 7" x 8' 9" (5.05m x 2.66m) with built-in fridge unit, 'Range' oven incorporating two ovens, grill and storage, various fitted floor and wall cupboard units.
17' 11" x 5' 9" (5.46m x 1.75m) Plumbing for washing machine. Access to front and rear.
Attic space with Velux window, light, power and storage cupboards. Additional door leading to part boarded open loft space.
11' 10" x 10' 0" (3.60m x 3.05m) with fitted recessed double wardrobe unit with storage above.
11' 6" x 7' 10" (3.50m x 2.39m) plus door recess. With fitted wardrobes and storage. Recessed shelves.
9' 2" x 8' 7" (2.79m x 2.61m)
8' 9" x 6' 4" (2.66m x 1.93m) Bath with electric shower and screen, wash basin and WC. Airing cupboard containing 'Vaillant' gas fired boiler as well as a hot water tank.
The property is set well back from the road enjoying a good degree of frontage with ample off road parking and driveway leading to garage/workshop. Beyond the workshop is a garden room. - 11' 6" x 8' 2" (3.50m x 2.49m) with light and power. To the rear of the garden is a large sun patio, generous size and private lawned area, decking section, mature shrubs and trees.
23' 5" x 8' 2" (7.13m x 2.49m)





GROUND FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1475 sq.ft. (137.1 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.
Made with Metroplan 6/2024



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.

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