



GIBBINS RICHARDS 

35 Four Acre Meadow, Bridgwater TA6 3UP

£309,950

GIBBINS RICHARDS   
Making home moves happen



This smart four bedroom three storey town house is located in a pleasant tucked away position within this popular estate on Bridgwater's northern fringe. The property is easily accessible to both the town centre and for any buyer wishing to commute to Hinkley Point. Externally the property has enclosed rear garden, garage and off road parking. Internally, the accommodation is arranged over three storeys and comprises in brief; entrance porch, entrance hall, kitchen/breakfast room, ground floor WC and separate dining room. To the first floor a landing leads to master bedroom with en-suite bathroom and sitting room, three further bedrooms and family bathroom on the top floor.

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

This property is located in a most convenient position still enjoying a good degree of privacy to the front. Located on Bridgwater's northern fringe and within easy access for those wishing to commute to Hinkley Point. There is a good size enclosed garden to the rear with garage and off road parking nearby. The property is well presented throughout with modern kitchen and sanitary fittings. Viewing is highly advised.

FULLY UPVC DOUBLE GLAZED  
MAINS GAS FIRED CENTRAL HEATING  
FOUR BEDROOMS  
ENCLOSED REAR GARDEN  
EASILY ACCESSIBLE FOR TOWN CENTRE  
IDEAL FOR THOSE WISHING TO COMMUTE TO HINKLEY POINT  
GARAGE  
OFF ROAD PARKING  
PLEASANT TUCKED AWAY POSITION  
WELL PRESENTED THROUGHOUT



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Entrance Vestibule  
Entrance Hall  
4' 10" x 4' 2" (1.47m x 1.27m) Stairs rising to first floor, doors to dining room, kitchen and WC.

Dining Room  
12' 7" x 9' 5" (3.83m x 2.87m) Walk-in front aspect bay window.

WC  
4' 5" x 3' 3" (1.35m x 0.99m)

Kitchen/Breakfast Room  
16' 6" x 14' 9" (5.03m x 4.49m) Door to understairs storage cupboard. Sliding doors to rear garden. Fitted with a matching range of modern eye and low level units with wall mounted gas boiler (concealed).

First Floor Landing  
Doors to bedroom one and sitting room. Stairs continuing to second floor.

Bedroom 1  
12' 9" x 10' 0" (3.88m x 3.05m) Dual aspect rear windows. Range of built-in wardrobes with hanging rail and shelving.

En-Suite Bathroom  
7' 2" x 6' 3" (2.18m x 1.90m) Fitted with a white three piece matching suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over.

Sitting Room  
14' 10" x 13' 4" (4.52m x 4.06m) (into bay) Walk-in front aspect bay window.

Second Floor Landing  
Doors to three bedrooms and family bathroom. Door to airing cupboard. Hatch to loft.

Bedroom 2  
14' 10" x 9' 7" (4.52m x 2.92m) Dual aspect rear windows.

Family Bathroom  
6' 6" x 5' 6" (1.98m x 1.68m) Fitted with a white three piece matching suite comprising low level WC, pedestal wash hand basin and panelled bath.

Bedroom 3  
10' 4" x 7' 5" (3.15m x 2.26m) Front aspect window.

Bedroom 4  
10' 4" x 7' 0" (3.15m x 2.13m) Front aspect window.

Outside  
The rear garden measures approximately - 45' (13.71m) in length by 16' (4.87m) in width. Fully enclosed by timber fencing. An area of paved patio adjoining the property and area of lawn beyond. A pedestrian path leads to single garage - 17' 8" (5.38m)- in length x 8' 11" (2.72m) - in width - vehicular roller door to the front and pedestrian door to the rear, mains lighting and power. Directly in front of the garage is a tarmac area providing off road parking.



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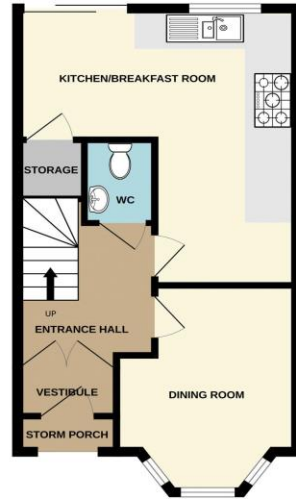
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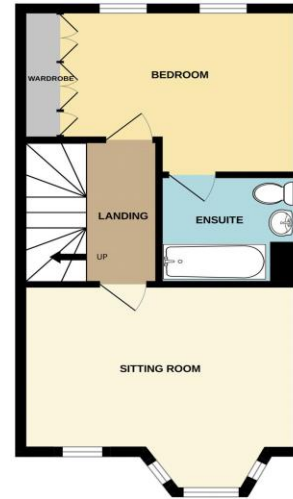
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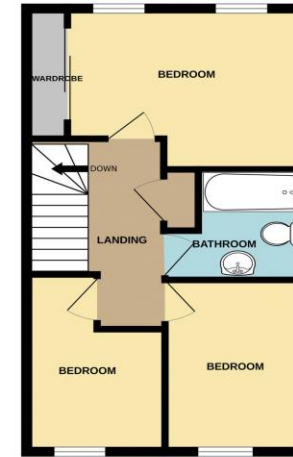
GROUND FLOOR



1ST FLOOR



2ND 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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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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