



GIBBINS RICHARDS

1 The Green, Bridgwater TA6 6JL

£225,000

GIBBINS RICHARDS   
Making home moves happen

A fully modernized three bedroom semi-detached house benefiting from partial double glazing, off road parking, single garage, gas central heating and good size private rear garden. The accommodation comprises in brief; entrance hallway, sitting room, dining room, kitchen, utility, cloakroom and storage room. To the first floor are three well proportioned bedrooms and family bathroom. Front and rear gardens.

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

The property is located within easy walking distance to local shops and close to Bridgwater's town centre. Bridgwater 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 together with a mainline intercity railway station.

- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
- EASY ACCESS TO THE M5
- SEMI-DETACHED HOUSE
- MODERNIZED THROUGHOUT
- FRONT & REAR GARDENS
- SINGLE GARAGE / OFF ROAD PARKING





Entrance Hallway	Stairs to first floor. Leading to sitting room, dining room and kitchen.
Sitting Room	14' 5" x 11' 2" (4.4m x 3.4m) Rear aspect window. Door to garden.
Dining Room	10' 10" x 8' 10" (3.3m x 2.7m) Front aspect window.
Kitchen	13' 1" x 7' 7" (4.m x 2.3m) Rear aspect window. Integrated gas hob with electric oven.
Secondary Hallway Cloakroom	Side aspect door to garden. Further doors to; 4' 7" x 2' 11" (1.4m x 0.9m) WC and wash hand basin.
Utility Room	7' 7" x 7' 3" (2.3m x 2.2m) Side and rear aspect windows. Space and plumbing for washing machine.
Storage Cupboard	4' 7" x 3' 7" (1.4m x 1.1m) Side aspect obscure window.
First Floor Landing	Front aspect window. Doors to three bedrooms and bathroom.
Bedroom 1	14' 5" x 9' 10" (4.4m x 3.m) Dual aspect windows.
Bedroom 2	11' 2" x 10' 2" (3.4m x 3.1m) Front aspect window.
Bedroom 3	11' 6" x 7' 10" (3.5m x 2.4m) Side and rear aspect windows.
Bathroom Outside	Front and rear gardens. Off road parking in front of the SINGLE GARAGE.
<b>AGENTS NOTE</b>	Please note that the property has previously had minor subsidence. The necessary repair works have been made and certification is available upon request.



GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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