

4 Chepstow Avenue, Bridgwater TA6 6BS

£220,000

GIBBINS RICHARDS 
Making home moves happen

**** NO ONWARD CHAIN ****

A well presented and spacious three bedroom mid terrace town house located within the very sought after Wills Development on the south side of Bridgwater. Offering ground floor reception with access to the garage and utility space, downstairs WC and door to the rear garden. First floor sitting room with feature box bay window and centre opening doors into the modern re-fitted kitchen/diner. To the second floor, three good size bedrooms and family bathroom with white suite can be found. Externally the property offers driveway with off road parking and good size garden to the rear.

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

The property is within walking distance of both primary and secondary schooling facilities and for the commuter Junction 24 of the M5 can be conveniently accessed at Huntworth.

THREE BEDROOM MID-TERRACE TOWN HOUSE
CONVENIENT TO THE M5 MOTORWAY JUNCTION 24
GARAGE WITH UTILITY AREA AND OFF ROAD PARKING
SPACIOUS FIRST FLOOR SITTING ROOM
REFITTED MODERN KITCHEN AND DINING SPACE
BATHROOM WITH THREE PIECE WHITE SUITE
GOOD SIZE REAR GARDEN
GAS FIRED CENTRAL HEATING
DOWNSTAIRS WC
SOUTH SIDE OF BRIDGWATER





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Reception Hall	Stairs to first floor. Doors to WC and garage.
Garage/Utility	('L' shaped) GARAGE - 26' 4" x 15' 1" (8.02m x 4.59m)
WC	5' 9" x 2' 11" (1.75m x 0.89m) WC and wash hand basin.
Sitting Room	15' 1" x 14' 5" (4.59m x 4.39m) (excluding front aspect bay window) Stairs to second floor.
Kitchen/Dining Room	14' 7" x 11' 7" (4.45m x 3.52m) Re-fitted with a modern range of units to base and wall. Wall mounted oven. Electric hob. Two rear aspect windows. Ample space for dining table and chairs. ('L' shaped)
Bedroom 1	14' 7" x 9' 9" (4.45m x 2.98m) Front aspect window. Storage cupboard.
Bedroom 2	10' 0" x 8' 4" (3.06m x 2.54m) Rear aspect window.
Bedroom 3	7' 0" x 6' 3" (2.14m x 1.91m) Rear aspect window.
Bathroom	8' 4" x 6' 8" (2.54m x 2.02m) Storage cupboard. Panel shaped bath with mixer shower over. Pedestal handwash basin. Low level WC. Storage cupboard.
Outside	Door from the garage utility area provides access to to the rear garden. Mature hedges to either side of a predominantly laid to lawn garden with patio areas and central path. Fencing to rear boundary. To the front of the property there is a driveway with off road parking.



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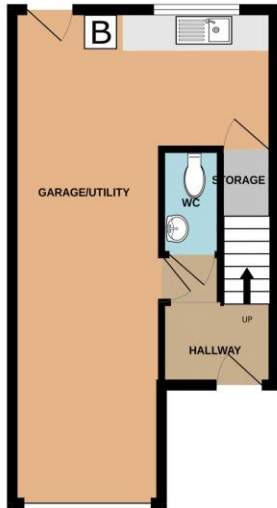


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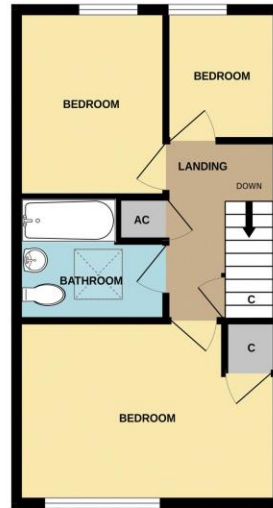
GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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