



GIBBINS RICHARDS 

1 Greenfield Lane, Bawdrip, Nr. Bridgwater TA7 8PX

£349,950

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Making home moves happen

A unique and picturesque two bedroom detached cottage located in an idyllic location within the village of Bawdrip. This picturesque home offers much character and charm throughout and is offered for sale with NO ONWARD CHAIN. Externally, the property has multiple off road parking and large double garage to the front as well as good size private mature gardens. Internally, the accommodation comprises in brief; entrance hall, kitchen/breakfast room, sitting/dining room, conservatory and ground floor bathroom. To the first floor are two double bedrooms and separate WC. The accommodation is majority UPVC double glazed and warmed by oil fired central heating.

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

The village of Bawdrip lies within easy access to Bridgwater's town centre and just a stones throw from Junction 23 of the M5 motorway. Bridgwater town itself offers an excellent range of shopping, leisure and financial amenities as well as a mainline intercity railway station.

NO ONWARD CHAIN
TWO DOUBLE BEDROOMS
LARGE GARDENS
DOUBLE GARAGE / MULTIPLE OFF ROAD PARKING
PICTURESQUE VILLAGE LOCATION
CHARACTERFUL PERIOD COTTAGE
FIRST TIME SOLD IN APPROXIMATELY 40 YEARS
OIL FIRED CENTRAL HEATING





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Rear Lobby	6' 3" x 4' 7" (1.90m x 1.40m) Doors to kitchen and bathroom.
Kitchen/Breakfast Room	14' 2" x 9' 11" (4.31m x 3.02m) Dual aspect windows to front and side. Exposed ceiling pages and modern range of matching eye and low level units. Integrated double electric oven, four ring electric hob with extractor fan and light over.
Bathroom	9' 8" x 8' 0" (2.94m x 2.44m) Obscure window to rear. Fitted with a white four piece suite comprising low level WC, pedestal wash hand basin, panelled bath and enclosed shower cubicle. Airing cupboard with factory lagged hot water cylinder.
Entrance Hall	4' 11" x 3' 8" (1.50m x 1.12m) Door to front. Window to side. Opening to;
Sitting/Dining Room	27' 11" x 14' 7" (8.50m x 4.44m) Front and rear aspect windows. Cast iron inset wood burner with stone mantel and surround. Central staircase to first floor. Exposed ceiling beams. High level electric fuse board.
Conservatory	12' 4" x 10' 5" (3.76m x 3.17m) Double opening doors to rear garden. Triple aspect windows.
First Floor Landing	Window to rear. Doors to two bedrooms and WC.
Bedroom 1	15' 5" x 12' 3" (4.70m x 3.73m) Side and rear aspect windows. Built-in wardrobe.
Bedroom 2	13' 3" x 9' 3" (4.04m x 2.82m) Built-in wardrobe. Hatch to loft. Front and side aspect windows.
WC	7' 0" x 4' 9" (2.13m x 1.45m) (max) ('L' shaped) Rear aspect obscure window. WC and pedestal wash hand basin.
Outside	Concrete hardstanding providing multiple off road parking and leading to detached DOUBLE GARAGE. Outhouse/boiler room - 9' 6" x 7' 1" (2.89m x 2.16m) window to side, mains lighting and power, floor mounted 'Grant' oil fired boiler. The beautifully maintained gardens are enclosed by timber fencing and mature hedgerows. There is a large gravel area with various flower beds with a variety of trees and shrubs. The garden also incorporates a selection of mature trees, a well and large timber Summerhouse. To the far end of the garden is an area of lawn which enjoys a good degree of privacy.
Double Garage	19' 0" x 18' 2" (5.79m x 5.53m) Vehicular electrically operated roller door to the front and pedestrian door to front. Windows to both sides. Roof storage space. Mains lighting and power.

AGENTS NOTE

Immediately to the side of the driveway is a public footpath providing pedestrian access to farmland.



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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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