



GIBBINS RICHARDS
Making home moves happen

5 Somerset Bridge, Bridgwater TA6 6LN
£400,000

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A four bedroom end of terrace extended cottage set within half an acre. The property is warmed oil central heating, double glazing throughout with multiple off road parking and three car carport. The accommodation comprises in brief; entrance hallway, sitting room with feature fireplace and inset wood burner, dining room, kitchen/dining room, utility room and office. To the first floor are four bedrooms and shower room.

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

This delightful four bedroom cottage is tucked away on the southern fringes of town and would make an ideal opportunity as a small holding or for keen gardeners with polytunnels and greenhouses located within the plot. The property is also located close to a local fishery so ideal for the keen angler. Somerset Bridge is within walking distance to Bridgwater's town centre and easy access to the M5 motorway at Junction 24 together with a mainline intercity railway station.

EXTENDED FOUR BEDROOM COTTAGE
DOUBLE GLAZING THROUGHOUT
OIL CENTRAL HEATING
THREE CAR CARPORT / MULTIPLE OFF ROAD PARKING
HALF AN ACRE PLOT
GROUND FLOOR BATHROOM / FIRST FLOOR SHOWER ROOM
PERFECT FOR THE KEEN GARDENER
EASY ACCESS TO THE M5 MOTORWAY
WHAT 3 WORDS: FACED.SEASON.FOAL





Entrance Hall
Sitting Room

Dining Room

Bathroom

Kitchen/Dining Room

Utility Room

Office

First Floor Landing
Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Shower Room

Outside

AGENTS NOTE

Leading to;
17' 5" x 12' 6" (5.30m x 3.81m) (max) Front aspect window. Brick fireplace with wood burner and wooden beams to ceiling. Stairs to first floor.

10' 0" x 8' 2" (3.05m x 2.49m) Steps down to kitchen. Door to bathroom.

11' 2" x 6' 6" (3.40m x 1.98m) Rear aspect obscure window. Equipped in a four piece suite comprising low level WC, wash hand basin, bath and walk-in shower. Heated towel rail. Storage cupboard.

21' 1" x 10' 1" (6.42m x 3.07m) Dual side and front aspect windows. Integrated electric oven and hob, dishwasher. Door to;

Rear aspect window. Doors to office and porch. Space and plumbing for washing machine. Boiler.

11' 3" x 9' 4" (3.43m x 2.84m) (max) Rear aspect window.

Doors to four bedrooms and shower room.

11' 7" x 10' 5" (3.53m x 3.17m) Front aspect window. Built-in wardrobes.

13' 4" x 9' 7" (4.06m x 2.92m) Front and side aspect windows.

11' 1" x 6' 6" (3.38m x 1.98m) Side aspect window.

9' 8" x 7' 5" (2.94m x 2.26m)

6' 6" x 4' 9" (1.98m x 1.45m) Rear aspect obscure window. Fitted in a three piece suite comprising low level WC, wash hand basin and walk-in shower. Externally the property is set within a good size plot with triple car port, off road parking for multiple vehicles.

We believe there is a historic right of way for the neighbouring properties that has not been used for over 20 years. Further information can be obtained through your legal representative.





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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