



GIBBINS RICHARDS 

117 Old Taunton Road, Bridgwater TA6 6BX

£169,950

GIBBINS RICHARDS   
Making home moves happen

An immaculately presented two bedroom terrace house located on Old Taunton Road and within walking distance to the town centre. The property benefits from UPVC double glazing throughout, warmed by gas central heating. Good size living accommodation comprising in brief; entrance hall, sitting room, well equipped kitchen, two first floor bedrooms and family bathroom. Landscaped rear garden.

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

This terrace house would make a perfect choice for a first time buyer or investor and is located off Taunton Road, which is within easy walking distance of the town centre itself. Bridgwater 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.

TERRACE HOUSE  
WALKING DISTANCE TO THE TOWN CENTRE  
GAS CENTRAL HEATING  
DOUBLE GLAZING THROUGHOUT  
IMMACULATELY PRESENTED  
LANDSCAPED REAR GARDEN  
IDEAL FIRST TIME / INVESTMENT PURCHASE  
TWO FIRST FLOOR BEDROOMS  
EASY ACCESS TO THE M5 MOTORWAY





GIBBINS RICHARDS ▲

Entrance Hall

Stairs to first floor. Leading to sitting room and kitchen/diner.

Sitting Room

11' 10" x 9' 6" (3.6m x 2.9m) Triple front aspect windows.

Kitchen/Diner

13' 9" x 9' 2" (4.2m x 2.8m) Rear aspect window. Door to garden, Floor and wall units with integrated electric hob and cooker. Separate larder. Understairs storage cupboard. Space and plumbing for washing machine and dishwasher.

First Floor Landing

Door to two bedrooms and bathroom. Hatch to loft. Storage cupboard.

Bedroom 1

13' 9" x 11' 10" (4.2m x 3.6m) Front aspect window. Built-in wardrobe.

Bedroom 2

9' 2" x 7' 7" (2.8m x 2.3m) Rear aspect window.

Bathroom

6' 3" x 5' 7" (1.9m x 1.7m) Rear aspect obscure window. Equipped in a three piece suite comprising low level WC, wash hand basin and bath with overhead electric shower. Heated towel rail.

Outside

To the rear is a fully enclosed and private garden laid to patio and artificial lawn. Rear access gate. Storage shed - 6' 11" x 3' 11" (2.1m x 1.2m).



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲

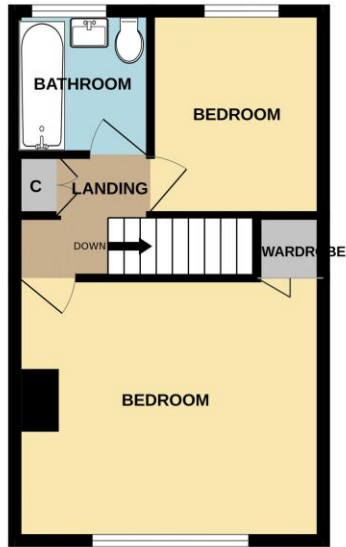


GIBBINS RICHARDS ▲

GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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 errors, 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.  
Made with Metropix ©2024



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.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488  
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk