



GIBBINS RICHARDS 
Making home moves happen

Woodside, Fiddington, Nr. Bridgwater TA5 1JW
£325,000

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A three bedroom semi-detached converted chapel in the delightful west side village of Fiddington with three generous size bedrooms, large front aspect sitting room, additional good size dining room and en-suite to master bedroom.

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

The sought after village of Fiddington lies between Bridgwater and Nether Stowey. There is an historic church close by and village hall. The property is located approximately two and a half miles from the village of Nether Stowey which provides access to the picturesque Quantock Hills, whilst the larger town of Bridgwater is six miles distant and provides M5 motorway access.

THREE BEDROOM SEMI-DETACHED CONVERTED CHAPEL
DELIGHTFUL WEST SIDE VILLAGE
THREE DOUBLE BEDROOMS
OIL FIRED CENTRAL HEATING
EASY MAINTENANCE COURTYARD GARDEN
GOOD SIZE KITCHEN
USEFUL UTILITY/LEAN-TO
ORIGINAL ARCHWAY FEATURES

WHAT3WORDS: travel.steady.holds





Entrance Vestibule	1' 0" x 3' 3" (2.13m x 0.99m) Side aspect window. Vaulted ceiling. Ornate archway through to;
Reception	Access to;
Sitting Room	16' 2" x 10' 5" (4.92m x 3.17m) Front aspect window.
Dining Room	16' 4" x 10' 4" (4.97m x 3.15m) rear aspect window. Door to understairs storage cupboard. Feature fireplace with multi-fuel burner. Beams to ceiling. Attractive archway through to kitchen.
Kitchen	13' 6" x 11' 9" (4.11m x 3.58m) Fitted with a range of units to base and wall, tiled to splashbacks, built-in electric cooker, space for washing machine and dishwasher. Stable door to courtyard garden. Side and rear aspect windows. Open archway through to;
Lean-to/Conservatory	12' 10" x 5' 5" (3.91m x 1.65m) (currently being used as a utility). Oil boiler. Door to WC.
WC	Low level WC and wash hand basin.
First Floor Landing	Doors to three bedrooms and bathroom.
Bedroom 1	12' 2" x 10' 3" (3.71m x 3.12m) Front aspect window. Built-in wardrobes. Access to en-suite.
En-Suite Shower Room	Side aspect obscure window. Low level WC, wash hand basin with vanity unit under, double width shower cubicle with mixer tap shower off the mains.
Bedroom 2	13' 2" x 11' 11" (4.01m x 3.63m) Side aspect window. Staircase leading to small attic room/storage area.
Bedroom 3	12' 7" x 6' 6" (3.83m x 1.98m) Rear aspect window.
Family Bathroom	7' 7" x 7' 0" (2.31m x 2.13m) Side aspect obscure window. Equipped in a three piece suite comprising low level WC, wash hand basin with vanity unit under and bath. Airing cupboard.
Attic Room/Storage Outside	12' 10" x 5' 10" (3.91m x 1.78m) (max) Velux roof light. The rear garden is accessed via a stable door from the kitchen. The garden measures approximately - 21' 3" x 12' 10" (6.47m x 3.91m) max and is fully enclosed with a low maintenance theme.





TOTAL FLOOR AREA : 1231 sq.ft. (114.3 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.



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