



GIBBINS RICHARDS 

4 Kirk Drive, Westonzoyland, Nr. Bridgwater TA7 0HN

£255,000

GIBBINS RICHARDS 
Making home moves happen

A well presented three bedroom home occupying a cul-de-sac location within this popular village. The accommodation includes; entrance hall, sitting room, dining area, fitted kitchen, double glazed conservatory, three first floor bedrooms, re-fitted shower room, fully enclosed and above average size rear garden. Garage with light and power.

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

This well presented three bedroom benefits from a conservatory addition as well as a re-fitted shower room and occupies an above average size plot containing a private rear garden. The property is located in a small cul-de-sac close to the centre of this popular village which is within easy access to local stores and amenities. Bridgwater town centre is less than four miles distant which provides access to the M5 motorway as well as the railway station.

WELL PRESENTED HOME
THREE FIRST FLOOR BEDROOMS
LARGER THAN AVERAGE REAR GARDEN
REPLACEMENT DOUBLE GLAZED WINDOWS
OIL FIRED CENTRAL HEATING
POPULAR VILLAGE LOCATION





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Entrance Hall	
Sitting Room	14' 10" x 11' 6" (4.52m x 3.50m)
Dining Area	14' 10" x 10' 2" (4.52m x 3.10m) with understairs storage.
Kitchen	10' 2" x 7' 2" (3.10m x 2.18m)
Conservatory	12' 5" x 8' 2" (3.78m x 2.49m)
First Floor Landing	With access to loft space. Storage cupboard.
Bedroom 1	14' 2" x 8' 5" (4.31m x 2.56m)
Bedroom 2	9' 2" x 8' 2" (2.79m x 2.49m) with built-in wardrobes.
Bedroom 3	8' 5" x 6' 5" (2.56m x 1.95m)
Shower Room	6' 5" x 5' 8" (1.95m x 1.73m)
Outside	Open plan garden to front with driveway providing off road parking leading to garage. The rear garden is fully enclosed which offers a good degree of privacy.
Garage	16' 5" x 8' 8" (5.00m x 2.64m) with light, power and oil fired boiler.



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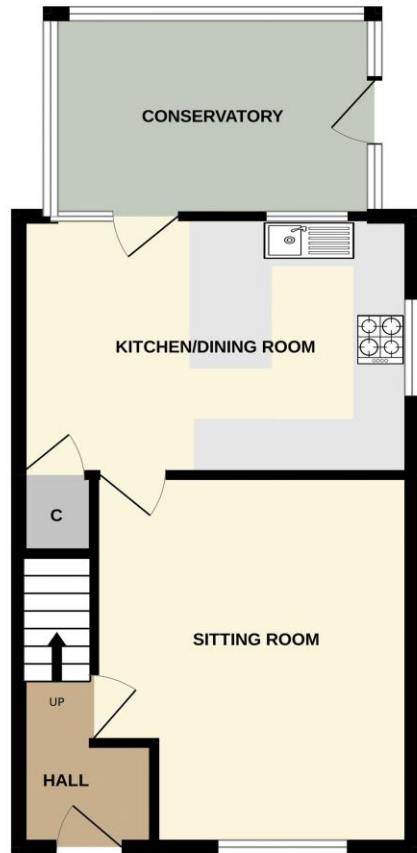


GIBBINS RICHARDS ▲

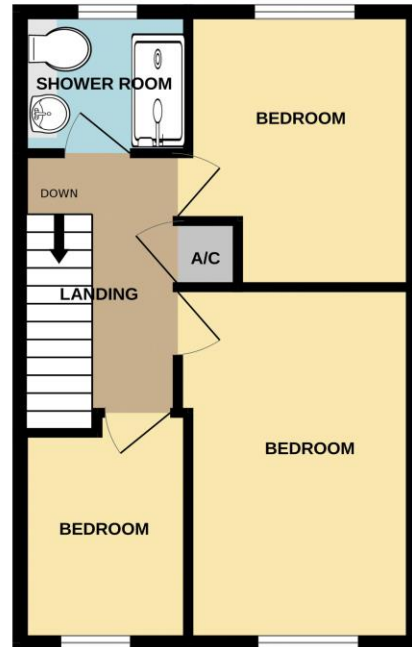


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GROUND FLOOR



1ST FLOOR



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.

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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