



3 Church Path, Bridgwater TA6 7AJ  
£199,950

GIBBINS RICHARDS   
Making home moves happen

A well proportioned mid terrace house offered for sale with **NO ONWARD CHAIN**. The property benefits from gas central heating, double glazing throughout, single garage and private enclosed rear garden. The accommodation comprises in brief; entrance porch, entrance hall, sitting room, dining room, kitchen, ground floor four piece family bathroom, three first floor good size bedrooms.

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

The town centre of Bridgwater lies within easy walking distance and provides an excellent range of shopping, leisure and financial amenities. Bridgwater itself also offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

Entrance Porch  
 Entrance Hallway  
 Sitting Area  
 Dining Area  
 Kitchen  
 Inner Hallway  
 Bathroom  
 First Floor Landing  
 Bedroom 1  
 Bedroom 2  
 Bedroom 3  
 Outside

Stairs to first floor.  
 16' 3" x 11' 3" (4.95m x 3.43m) Front aspect bay window.  
 11' 4" x 8' 6" (3.45m x 2.59m) Rear aspect window.  
 Understairs storage cupboard. Leading to;  
 12' 0" x 8' 1" (3.65m x 2.46m) Side aspect window. Space and plumbing for washing machine. Built-in oven and hob.  
 Leading to;  
 7' 6" x 7' 0" (2.28m x 2.13m) Rear aspect obscure window. Low level WC, wash hand basin, corner bath and separate shower enclosure.  
 Doors to three bedrooms. Hatch to loft.  
 14' 1" x 12' 6" (4.29m x 3.81m) Front aspect window. Built-in wardrobes.  
 12' 4" x 9' 6" (3.76m x 2.89m) Rear aspect window.  
 12' 1" x 8' 3" (3.68m x 2.51m) Rear aspect window.  
 Enclosed front courtyard garden leading to front door. To the rear is a private enclosed garden which is laid to lawn and patio. Rear access gate and door to garage.



NO ONWARD CHAIN  
 GAS CENTRAL HEATING  
 DOUBLE GLAZING  
 SINGLE GARAGE  
 PRIVATE ENCLOSED REAR GARDEN  
 WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
 IDEAL FIRST TIME / INVESTMENT PURCHASE



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, elevations, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor will not be responsible for any errors or omissions.  
 Made with: MyHomePlan 10/2014

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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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