



GIBBINS RICHARDS   
Making home moves happen

6 Elmcroft, Friarn Avenue, Bridgwater TA6 3PJ

£184,950

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A well presented mid terrace house located within walking distance to local shops and amenities and Bridgwater's town centre. The property has off road parking, two large double bedrooms and low maintenance rear garden. The accommodation comprises in brief; entrance hall, cloakroom, kitchen, sitting/dining room, two first floor bedrooms and bathroom. Ideal first time/investment purchase.

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

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

MID TERRACE HOUSE  
IDEAL FIRST TIME / INVESTMENT PURCHASE  
OFF ROAD PARKING  
GAS CENTRAL HEATING  
UPVC DOUBLE GLAZING  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
TWO FIRST FLOOR DOUBLE BEDROOMS  
FULLY ENCLOSED LOW MAINTENANCE REAR GARDEN





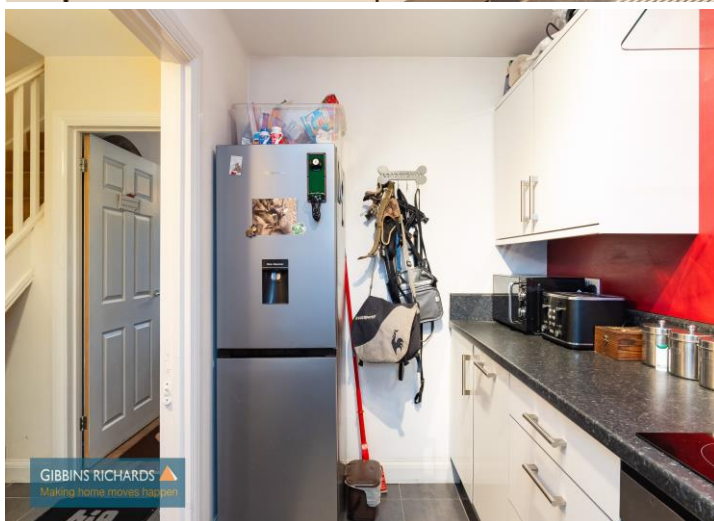


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Entrance Hallway	Stairs to first floor. Doors to cloakroom, kitchen and sitting room.
Cloakroom	5' 3" x 2' 11" (1.6m x 0.9m) Front aspect obscure window. Low level WC and wash hand basin.
Kitchen	12' 2" x 5' 11" (3.7m x 1.8m) Front aspect window. Floor and wall mounted units with space and plumbing for washing machine. Integrated dishwasher, oven and hob.
Sitting/Dining Room	18' 4" x 12' 10" (5.6m x 3.9m) Sliding patio doors to rear garden. Understairs storage cupboard.
First Floor Landing	Doors to two bedrooms and bathroom. Hatch to loft.
Bedroom 1	12' 10" x 10' 10" (3.9m x 3.3m) Rear aspect window.
Bathroom	6' 7" x 5' 7" (2.m x 1.7m) Equipped in a white suite comprising low level WC, wash hand basin and bath with overhead electric shower.
Bedroom 2	12' 10" x 12' 2" (3.9m x 3.7m) Front aspect window. Storage cupboard.
Outside	Pathway leading to front door and to the rear is a low maintenance garden laid to patio. Rear access gate. Residents parking located nearby.

#### AGENTS NOTE

The tenure to the property is 'freehold' and we understand that there is an annual 'Residents Management' charge of £360.00 payable towards the costs of maintenance for the upkeep of the communal areas, entrances and boundaries etc. This amount is payable to Elmcroft Management Company. Please note the management charge can vary depending on works required. Full details can be obtained via your legal representative.



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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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