



GIBBINS RICHARDS 
Making home moves happen

19 Withygrove Close, Bridgwater TA6 4UF
£299,950

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**** AVAILABLE WITH NO ONWARD CHAIN ****

A large four bedroom extended semi-detached family home with large conservatory, ample off road parking and garage. Four double bedrooms, semi-detached family home, gas central heating, large kitchen extension, conservatory, front aspect sitting room, ample off road parking, garage.

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

The 'Bower Manor' development provides an excellent range of local shops and is situated within easy access to Bridgwater's town centre. Bridgwater town itself 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.

FULLY UPVC DOUBLE GLAZED
WARMED BY GAS CENTRAL HEATING
LARGE GARAGE / OFF ROAD PARKING
GARDEN TO REAR
POPULAR LOCATION
WALKING DISTANCE TO LOCAL SHOPS
NO ONWARD CHAIN
EXTENDED PROPERTY





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Entrance Porch	5' 4" x 2' 3" (1.62m x 0.69m) Door to;
Sitting Room	17' 0" x 13' 11" (5.18m x 4.24m) Front aspect spect window. Stairs rising to first floor. Double doors to;
Dining Room	13' 11" x 8' 8" (4.24m x 2.64m) Rear aspect window. Centre opening patio doors to conservatory. Archway through to;
Kitchen	20' 8" x 12' 2" (6.29m x 3.71m) Fitted with a range of wooden units to base and wall. Rear aspect window. Doors to utility room and garage.
Conservatory	12' 6" x 12' 2" (3.81m x 3.71m) Double doors to rear garden.
Utility Room	6' 11" x 6' 7" (2.11m x 2.01m) Wall mounted gas combination boiler. Space and plumbing for washing machine.
Garage	18' 0" x 12' 3" (5.48m x 3.73m) Mains lighting and power. Doors to four bedrooms and bathroom. Hatch to loft.
First Floor Landing	18' 4" x 12' 1" (5.58m x 3.68m) Front aspect window. Built-in wardrobes.
Bedroom 1	12' 2" (3.71m) (into shower recess) x 7' 7" (2.31m) Bath, low level WC, two pedestal wash hand basins, single shower cubicle with mixer shower.
En-Suite	13' 11" x 8' 7" (4.24m x 2.61m) reducing to 7' 8" (2.34m). Rear aspect window.
Bedroom 2	11' 9" x 7' 8" (3.58m x 2.34m) Two front aspect windows. Built-in storage cupboard.
Bedroom 3	11' 3" x 7' 1" (3.43m x 2.16m) Front aspect window.
Bedroom 4	7' 9" x 5' 0" (2.36m x 1.52m) Rear aspect window. Fitted with a low level WC, pedestal wash hand basin, bath with overhead shower.
Family Bathroom	
Outside	The fully enclosed rear garden measures approximately - 40' (12.18m) in length. Side section and access path to front. Off road parking to the front.



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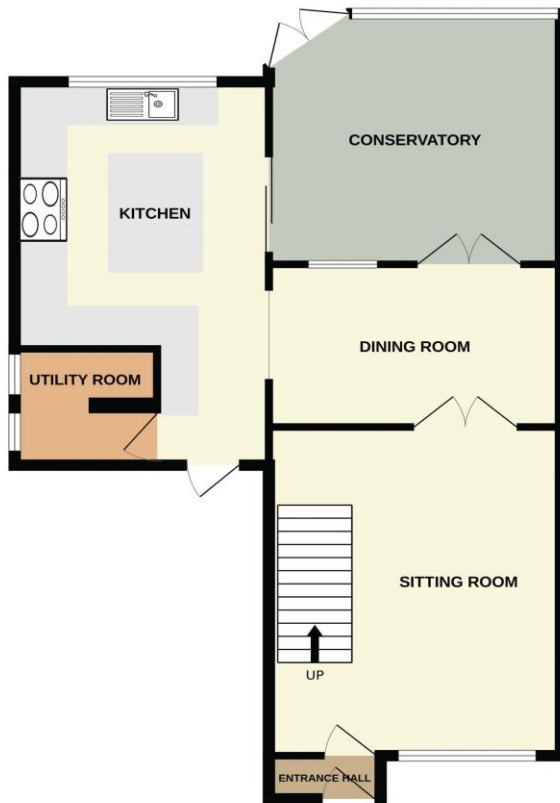


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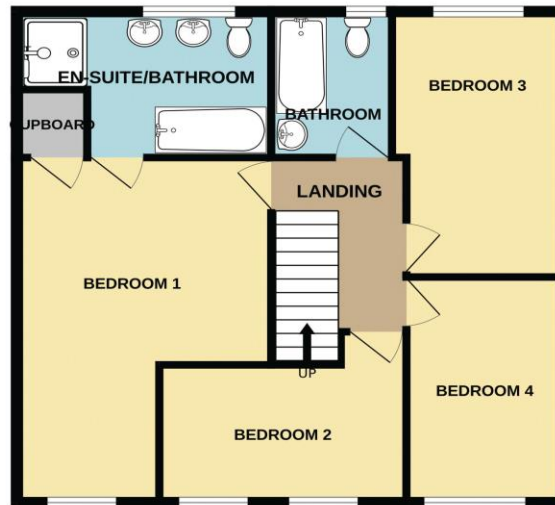


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GROUND FLOOR



FIRST 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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