



GIBBINS RICHARDS 
Making home moves happen

3 Hughes Close, Bridgwater TA6 5QE
£239,950

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**** AVAILABLE WITH NO ONWARD CHAIN **** A three bedroom linked detached property located in a cul-de-sac location within easy reach of local facilities. The accommodation comprises in brief; entrance hall, shower room, sitting room, kitchen, conservatory, three first floor bedrooms and bathroom. Side driveway and garage. Low maintenance rear garden.

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

This three bedroom linked detached home benefits from no ongoing chain and is located in a small cul-de-sac on the 'Clarks' development off Westonzoyland Road. The property is therefore within easy reach of local amenities to include the nearby Co-Op and medical centre. The property is also within easy access to the mainline railway station, whilst the town centre itself is less than half a mile distant.

LINKED DETACHED HOUSE
DOWNSTAIRS SHOWER ROOM
CONSERVATORY
SIDE DRIVE & GARAGE
LOW MAINTENANCE REAR GARDEN
GAS CENTRAL HEATING
NO ONWARD CHAIN
WALKING DISTANCE TO TOWN CENTRE



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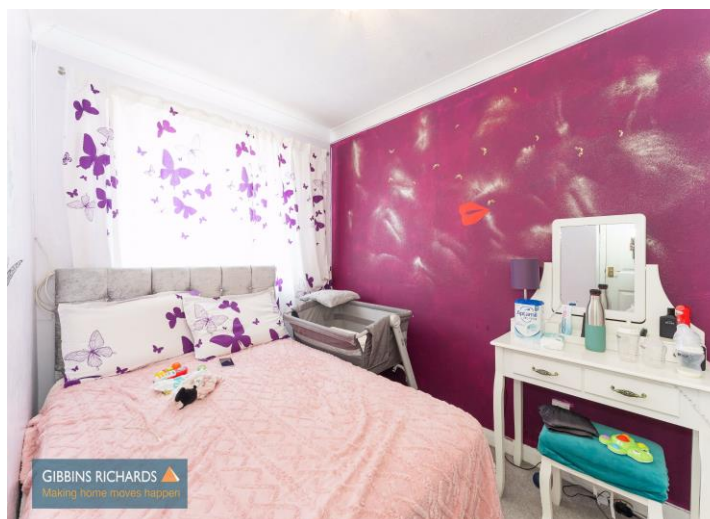


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Entrance Hall	Stairs to first floor.
Shower Room	Shower enclosure, WC and wash hand basin.
Kitchen	9' 0" x 8' 5" (2.74m x 2.56m) incorporating double oven and gas hob. Central heating boiler.
Sitting/Dining Room	14' 10" x 14' 2" (4.52m x 4.31m) understairs storage, opening to;
Conservatory	13' 5" x 9' 5" (4.09m x 2.87m) underfloor heating.
First Floor Landing	
Bedroom 1	11' 2" x 8' 5" (3.40m x 2.56m)
Bedroom 2	12' 0" x 7' 2" (3.65m x 2.18m) with recess wardrobe.
Bedroom 3	7' 10" x 7' 5" (2.39m x 2.26m)
Bathroom	Low level WC, wash hand basin and bath.
Outside	A side driveway leading to a detached GARAGE with light and power. Access to the rear garden with paved patio and gravel section as well as access door to garage.



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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.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk