



GIBBINS RICHARDS   
Making home moves happen

18 Quantock Road, Bridgwater TA6 7EQ  
£475,000

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Situated in a convenient and desirable location on the west side of Bridgwater, is this impressive 'Tudor' style detached house. The property has been updated by the current vendors and offers extensive multiple off road parking to the front. The accommodation comprises in brief; entrance hall with stairs to the first floor, re-fitted kitchen/dining room, re-fitted ground floor bathroom, separate utility area and sitting room. To the first floor are four bedrooms and re-fitted shower room. There is a good size and private rear garden and garage/office to the side of the property. An internal viewing is highly recommended.

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

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

SUPERB FOUR BEDROOM DETACHED HOUSE  
PRIVATE & ENCLOSED REAR GARDEN  
MULTIPLE OFF ROAD PARKING TO THE FRONT  
GARAGE / OFFICE  
IMPRESSIVE RE-FITTED KITCHEN/DINING ROOM  
GROUND FLOOR BATHROOM / FIRST FLOOR SHOWER ROOM  
DOUBLE GLAZED  
GAS CENTRAL HEATING



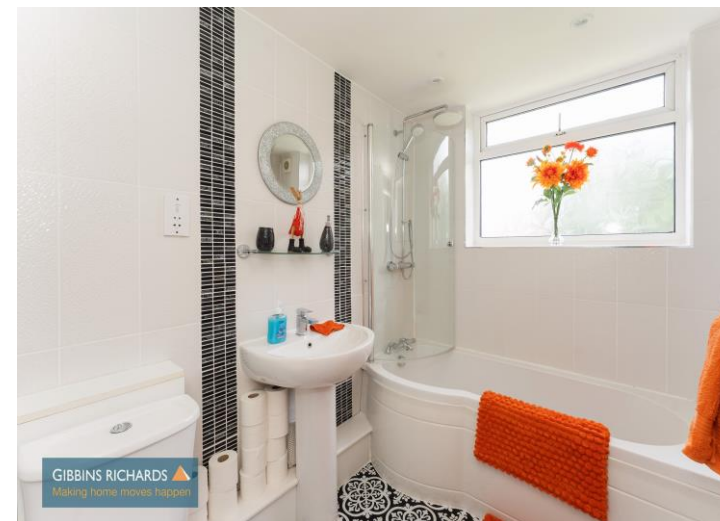
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Entrance Hall  
Kitchen/Diner

Stairs to first floor with understairs storage, door to; 23' 2" x 11' 7" (7.06m x 3.53m) Front and rear aspect windows. Beautifully re-fitted in a comprehensive range of base and floor units, various built-in appliances including double oven, top oven/microwave/grill, induction hob, dishwasher, larder fridge. Ample space for a dining table and chairs. Door to;

Inner Lobby  
Bathroom

Doors to storage cupboard and bathroom. 10' 9" x 7' 2" (3.27m x 2.18m) Rear aspect obscure window. Re-fitted in a modern white suite comprising low level WC, pedestal wash hand basin, bath with overhead shower.

Utility Room

9' 0" x 6' 6" (2.74m x 1.98m) Rear aspect windows. Door to garden. Matching floor and wall units. Space and plumbing for washing machine. Space for freezer.

Sitting Room

20' 1" x 13' 8" (6.12m x 4.16m) Front and rear aspect windows and door to garden.

First Floor Landing

Doors to four bedrooms and shower room. Hatch to loft with pull down ladder.

Bedroom 1

13' 8" x 12' 0" (4.16m x 3.65m) Front and side aspect windows. French doors to balcony.

Bedroom 2

12' 0" x 8' 6" (3.65m x 2.59m) Front aspect window.

Bedroom 3

11' 0" x 8' 0" (3.35m x 2.44m) Rear aspect window.

Bedroom 4

11' 3" x 7' 1" (3.43m x 2.16m) Side aspect window. Currently being used as a dressing room.

Shower Room

13' 8" x 8' 0" (4.16m x 2.44m) Rear aspect window. Fitted in a white three piece suite comprising low level WC, wash hand basin and walk-in shower enclosure.

Outside

To the front of the property is a tarmac driveway providing multiple off road parking. An access gate leads to the rear garden. Directly to the side of the property is a single garage/office. To the rear of the property is a beautiful landscaped private garden laid to patio, lawn and secluded decking area.

Single Garage/Office

Garage - 25' 8" x 8' 10" (7.82m x 2.69m) with up and over garage door to front, light and power. Door to inner hall with access to the Office - 9' 9" x 8' 10" (2.97m x 2.69m) with front and side aspect windows. Power and lighting.





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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