



GIBBINS RICHARDS 
Making home moves happen

90 Barclay Street, Bridgwater TA6 5HP
£235,000

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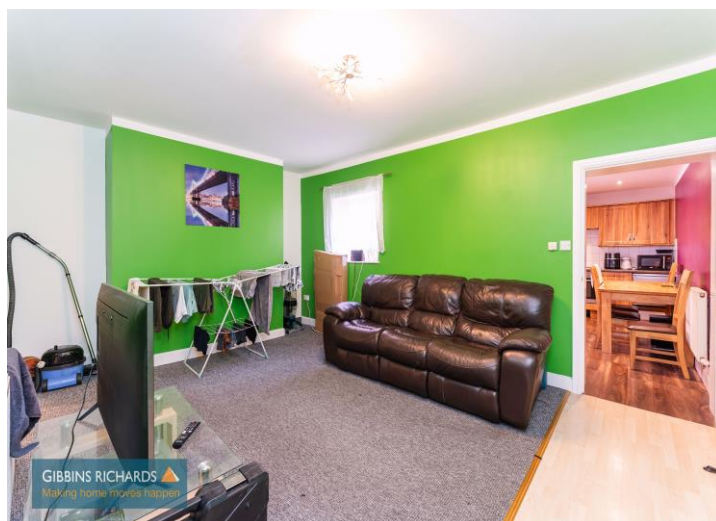
**** AVAILABLE WITH NO ONWARD CHAIN ****

A well proportioned five bedroom terrace property located within a stones throw from Bridgwater's town centre. The property benefits from gas central heating, double glazing throughout, two bathrooms and ample living accommodation. The accommodation comprises in brief; entrance hall, front reception room, sitting room, kitchen/diner and access to a small courtyard garden and ground floor bathroom. To the first floor are four bedrooms and bathroom with an additional bedroom on the second floor.

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

This spacious terrace house is located in a highly convenient location just a short walk from the town centre and within easy reach of a public pay and display car park there is also residents permit parking to the front (further details regarding the residents permit parking should be sought via Somerset Council). Bridgwater's town centre offers an excellent range of shopping, leisure and financial amenities together with easy access to the M5 motorway at Junctions 23 and 24 and a mainline intercity railway station.

NO ONWARD CHAIN
FLEXIBLE LIVING ACCOMMODATION
IDEAL INVESTMENT PURCHASE
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY ACCESS TO THE TOWN CENTRE & RAILWAY STATION
GAS CENTRAL HEATING
DOUBLE GLAZING
COURTYARD GARDEN
TWO RECEPTION ROOMS
FIVE BEDROOMS



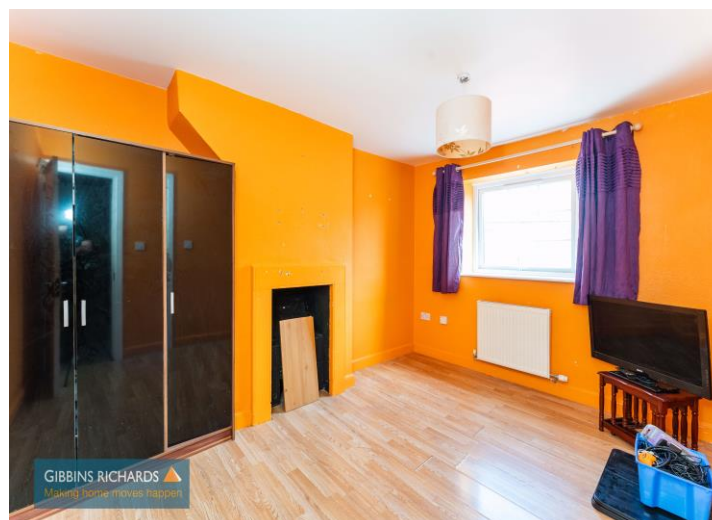


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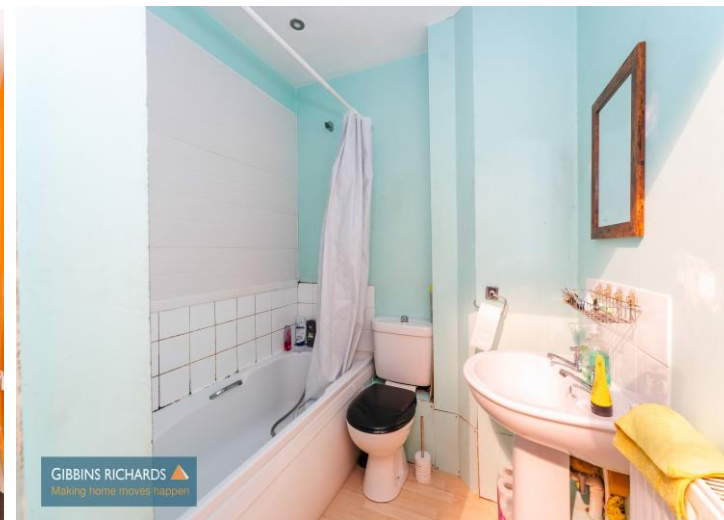
Entrance Hall	13' 1" x 12' 6" (4.m x 3.8m) Front aspect window.
Dining Room/ Bedroom 6	17' 1" x 11' 10" (5.2m x 3.6m) Rear aspect window to courtyard garden.
Sitting Room	13' 9" x 8' 10" (4.2m x 2.7m) Door to courtyard garden. Electric hob and oven. Space and plumbing for washing machine.
Kitchen	
Ground Floor Bathroom	6' 7" x 5' 3" (2.m x 1.6m) Low level WC, wash hand basin and bath.
First Floor Landing	Doors to four bedrooms and bathroom. Storage cupboards.
Bedroom 1	16' 5" x 11' 10" (5.m x 3.6m) Rear aspect window.
Bedroom 2	13' 1" x 9' 10" (4.m x 3.m) Front aspect window.
Bedroom 3	12' 6" x 9' 2" (3.8m x 2.8m) Rear aspect window. Feature fireplace.
Bedroom 4	9' 2" x 7' 7" (2.8m x 2.3m) Rear aspect window.
Bathroom	Low level WC, wash hand basin and bath.
Bedroom 5	9' 6" x 6' 11" (2.9m x 2.1m) Front aspect window.



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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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