



GIBBINS RICHARDS   
Making home moves happen

3 Forester Close, Wembdon, Bridgwater TA6 7AX  
£260,000

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A very well presented and proportioned three bedroom end terrace house with larger than average rear garden. The accommodation comprises in brief; entrance hall, sitting room, cloakroom, well proportioned kitchen/diner, three first floor bedrooms (master with en-suite shower room) and family bathroom. The property benefits from gas central heating, fully double glazed, single garage and off road parking to the front.

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

The property is positioned amongst similar homes in this popular residential pocket on the north/west of Bridgwater. Both primary and secondary schools are accessible within walking distance. The nearby town centre of Bridgwater offers 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.

THREE BEDROOM END TERRACE HOUSE

FULLY DOUBLE GLAZED

GAS CENTRAL HEATING

DOWNSTAIRS WC / EN-SUITE SHOWER ROOM / FAMILY BATHROOM

LARGER THAN AVERAGE REAR GARDEN

SINGLE GARAGE / OFF ROAD PARKING

WELL PROPORTIONED ACCOMMODATION

VIEWING ADVISED



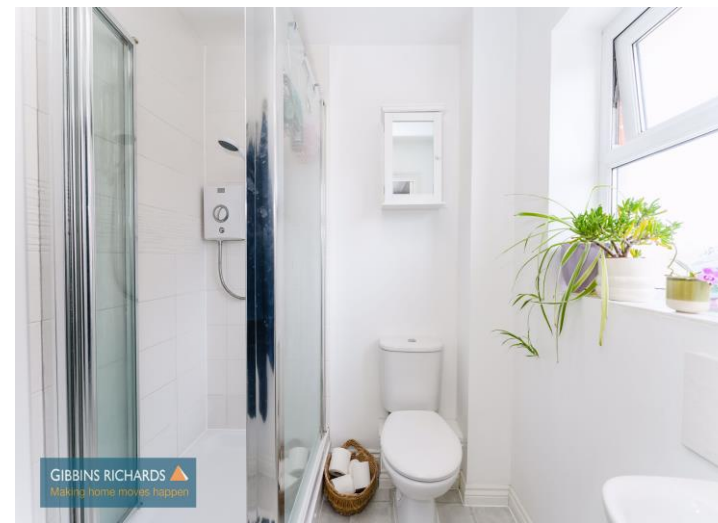
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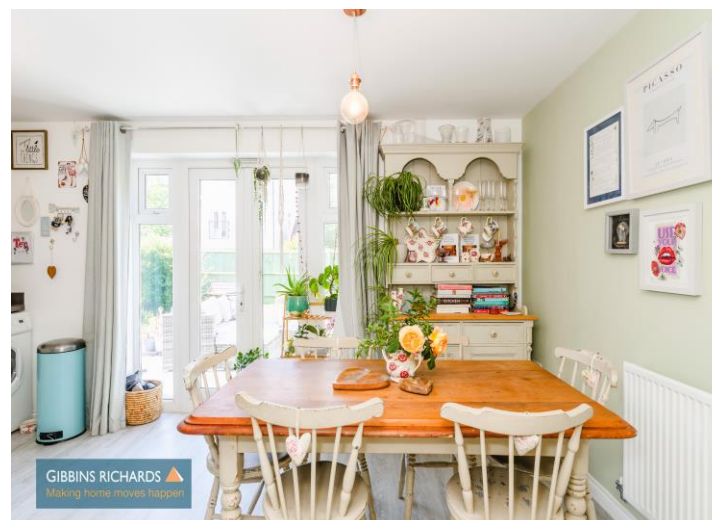


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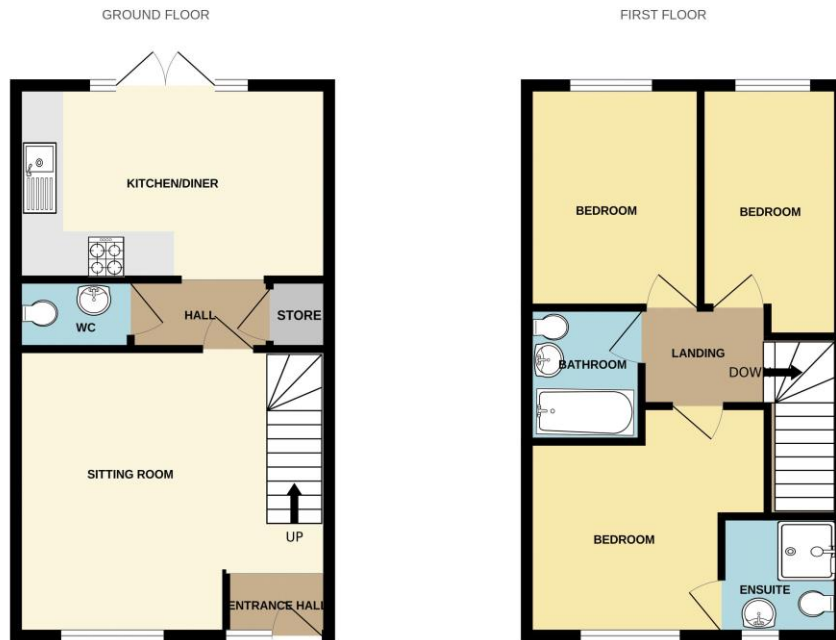




Entrance Hall	15' 5" x 13' 11" (4.70m x 4.24m) Front aspect window. Stairs to first floor. Door to;
Sitting Room	Doors to cloakroom and kitchen. Storage cupboard.
Inner Lobby	
Cloakroom	6' 0" x 3' 4" (1.83m x 1.02m) Fitted in a white suite comprising low level WC and wash hand basin.
Kitchen/Diner	15' 6" x 9' 5" (4.72m x 2.87m) Rear aspect French doors to garden. Fitted with modern base and wall cupboard units. Space and plumbing for washing machine and dishwasher. Built-in oven and hob. Gas boiler.
First Floor Landing	Doors to three bedrooms and family bathroom.
Bedroom 1	12' 0" x 9' 4" (3.65m x 2.84m) Front aspect window. Door to;
En-Suite Shower Room	Front aspect obscure window. Fitted with a white three piece suite comprising low level WC, wash hand basin and shower enclosure.
Bedroom 2	10' 10" x 8' 8" (3.30m x 2.64m) Rear aspect window.
Bedroom 3	12' 1" x 6' 7" (3.68m x 2.01m) Rear aspect window.
Family Bathroom	Fitted in a modern white three piece suite comprising low level WC, wash hand basin and bath.
Outside	Fully enclosed rear garden laid to lawn with decking area adjoining the property. Door to garage.
Single Garage	Metal up and over door. Parking to front.







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.



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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