



GIBBINS RICHARDS 

52 Willoughby Road, Bridgwater TA6 7LZ

£525,000

GIBBINS RICHARDS 
Making home moves happen

Nestled in a prime location this stunning five bedroom home is being offered for the first time in three decades, presenting a rare opportunity to make it your own. This highly versatile and deceptively spacious detached home is arranged over three storeys with well proportioned accommodation. Externally, the property has multiple off road parking to the front and large private garden to the rear. Internally, the accommodation is well presented, fully UPVC double glazed and warmed by mains gas fired central heating. The internal accommodation comprises in brief; entrance hall, sitting room, dining room, spacious kitchen, inner lobby leading to shower, two ground floor bedrooms (master with en-suite shower room) and separate downstairs WC. To the first floor a galleried landing leads to three further bedrooms and family bathroom. On the lower ground floor, a hallway/lobby leads to home office and spacious utility room. There is also a large storage area under the property.

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

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

VERSATILE SPACIOUS ACCOMMODATION
FIVE BEDROOMS
LARGE PRIVATE GARDENS
MULTIPLE OFF ROAD PARKING
GAS CENTRAL HEATING
FULL DOUBLE GLAZING
THREE STOREYS
SOUGHT AFTER WEST SIDE LOCATION





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Entrance Hall	22' 4" x 4' 10" (6.80m x 1.47m) Turning stairs rising to first floor. Doors to kitchen, dining room, two bedrooms, and ground floor WC. Understairs storage cupboard. Underfloor heating.
Kitchen	13' 0" x 11' 9" (3.96m x 3.58m) Front aspect window. Serving hatch through to dining room. Modern range of matching eye and low level units. Ample space for appliances. Exposed brick fireplace with cast iron wood burner.
Dining Room	11' 11" x 11' 3" (3.63m x 3.43m) Rear aspect window. Serving hatch through to kitchen. Exposed brick fireplace with inset electric fire. Storage units. Double opening doors to;
Sitting Room	20' 10" x 18' 7" (6.35m x 5.66m) Door to rear lobby. Door to landing with stairs to lower ground floor. Two rear aspect windows.
Inner Lobby	6' 8" x 3' 3" (2.03m x 0.99m) Obscure glass panel door to front. Cupboard housing electric fuse board. Door to;
Shower Room	6' 7" x 4' 5" (2.01m x 1.35m) Obscure window to front. Fitted with a two piece suite comprising wall mounted wash hand basin with storage unit under, walk-in shower cubicle with Triton electric shower.
Bedroom	12' 7" x 10' 10" (3.83m x 3.30m) Front aspect window.
En-Suite Shower Room	8' 2" (2.49m) into shower recess x 3' 11" (1.19m) Fitted with a white three piece suite comprising low level WC, pedestal wash hand basin and walk-in shower.
Bedroom	10' 0" x 6' 4" (3.05m x 1.93m) (excluding walkway) Rear aspect window.
WC	5' 7" x 2' 10" (1.70m x 0.86m) Obscure window to rear. Low level WC and corner wash hand basin with storage unit under.
First Floor Galleried Landing	Window enjoying pleasant views to rear. Doors to three bedrooms and bathroom.
Bedroom	11' 10" x 9' 1" (3.60m x 2.77m) Side aspect window. Eaves storage space with low level doors for access containing the gas combination boiler. Vaulted ceiling with exposed ceiling beams.
Bedroom	8' 8" x 8' 3" (2.64m x 2.51m) Front aspect window.
Bedroom	11' 7" x 9' 10" (3.53m x 2.99m) Dual aspect windows to front and side. Wash hand basin.
Bathroom	9' 3" x 6' 4" (2.82m x 1.93m) Obscure window to rear. Fitted with a white three piece suite comprising low level WC, wash hand basin and freestanding bath with shower over.
Lower Ground Floor	
Lobby/Hallway	Door to rear garden. Door to;
Office	11' 6" x 10' 9" (3.50m x 3.27m) Front aspect window.
Utility Room	10' 6" x 8' 6" (3.20m x 2.59m) Rear aspect window. Ample space for appliances. Belfast style sink. Fuse board.
Outside	The rear garden measures approximately - 58' (17.66m) in length by 42' (12.79m) in width. Fully enclosed by timber fencing and block wall, predominantly laid to lawn, raised patio area adjoining the property providing pleasant seating space with steps to lower area of lawn. Steps to side up to the front for access. Door to under storage area which is also useful for access to maintenance etc. Summerhouse with veranda, double opening doors and multi aspect windows. Selection of mature trees including fruit trees and hedgerows. Outside tap and lighting. To the front there is off road parking for multiple vehicles.



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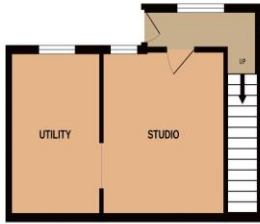


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BASEMENT
279 sq.ft. (25.9 sq.m.) approx.



GROUND FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1969 sq.ft. (182.9 sq.m.) approx.

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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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.

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