



GIBBINS RICHARDS 
Making home moves happen

16 Fallow View Road, Bridgwater TA6 7DB

£399,950

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A superb five bedroom detached family home located in a sought after position on Bridgwater's west side and overlooking open countryside to the front. Externally the property has multiple off road parking, single garage and fully enclosed rear garden. Internally, the accommodation is beautifully presented, fully UPVC double glazed and warmed by mains gas fired central heating. Arranged over three storeys the internal accommodation comprises in brief; entrance hall, ground floor WC, sitting room, kitchen/diner. To the first floor are three good size bedrooms each with built-in wardrobes and family bathroom. To the second floor is a master bedroom suite with spacious en-suite shower room and a further single bedroom.

Tenure: Freehold / Energy Rating: B / 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 also offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

SUPERB MODERN PROPERTY
BEAUTIFUL COUNTRYSIDE VIEWS
EXCELLENT CONDITION THROUGHOUT
FULLY DOUBLE GLAZED
MAINS GAS FIRED CENTRAL HEATING
GARAGE / PARKING
NO ONWARD CHAIN
ORIGINAL BUILD WARRANTY REMAINING
WALKING DISTANCE TO BRIDGWATER TOWN CENTRE





Entrance Hall	16' 4" x 3' 8" (4.97m x 1.12m) Stairs to first floor with understairs cupboard.
Sitting Room	16' 3" x 11' 10" (4.95m x 3.60m) Front aspect window.
WC	6' 5" x 3' 0" (1.95m x 0.91m) Side aspect obscure window. Low level WC and wash hand basin.
Kitchen/Diner	19' 1" x 11' 4" (5.81m x 3.45m) Rear aspect window and sliding doors to garden. Wall mounted 'Vaillant' gas fired combination boiler providing main central heating and domestic hot water.
First Floor Landing	Side aspect window. Doors to three bedrooms and bathroom. Stairs continuing to second floor.
Bedroom 2	14' 1" x 11' 9" (4.29m x 3.58m) Front aspect window. Double built-in wardrobe.
Bedroom 3	11' 4" x 11' 3" (3.45m x 3.43m) Rear aspect window. Built-in double wardrobe.
Bedroom 4	9' 3" x 7' 7" (2.82m x 2.31m) Rear aspect window. Built-in wardrobe.
Family Bathroom	6' 9" x 6' 6" (2.06m x 1.98m) Front aspect obscure window. Fitted with a white three piece matching suite comprising low level WC, pedestal wash hand basin and bath with electric shower over.
Second Floor Landing	Side aspect window. Doors to two bedrooms and storage cupboard.
Bedroom 1	19' 2" x 18' 11" (5.84m x 5.76m) (max) (irregular shape) Front aspect window. Door to;
En-Suite Shower Room	10' 5" x 6' 11" (3.17m x 2.11m) (restrictive head height) Rear aspect obscure window. Fitted with a white three piece suite comprising low level WC, wash hand basin and oversize shower enclosure.
Bedroom 5	8' 3" x 6' 6" (2.51m x 1.98m) Velux window to rear.
Outside	Driveway to the side providing multiple off road parking and leading to single garage. The rear garden measures approximately - 40' (12.18m) in length and predominantly laid to lawn with patio area adjoining the property. Enclosed by brick wall and timber fencing. Timber pedestrian gate leading to driveway. Outside lighting and tap.
Single Garage	Vehicular door to front. Roof storage space. Pedestrian door to garden. Mains lighting and power.
AGENTS NOTE	
This property is subject to an annual fee of approximately £198.31 payable to Belmont Property Management towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.	





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.