



GIBBINS RICHARDS   
Making home moves happen

91 Meadowlands Avenue, Bridgwater TA6 3UF  
£234,950

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A superbly presented three bedroom end terrace home located in the 'NDR' area on the northern fringe of Bridgwater. This well proportioned property is fully UPVC double glazed and warmed by mains gas fired central heating. There is garage and off road parking and enclosed garden to the rear and side. Internally, the accommodation is arranged over two storeys and comprises in brief; entrance hall, sitting room, kitchen/diner and ground floor WC. To the first floor a landing leads to three bedrooms and shower room. The property is well presented throughout with modern kitchen and sanitary fitments and would make an ideal low maintenance family home.

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

The property is located within easy walking distance to the town centre, Bridgwater itself 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.

MODERN / LOW MAINTENANCE HOME  
MODERN KITCHEN & SANITARY FITMENTS  
FULL UPVC DOUBLE GLAZING  
GAS CENTRAL HEATING  
ENCLOSED REAR & SIDE GARDENS  
GARAGE / OFF ROAD PARKING  
EASY ACCESS TO THE TOWN CENTRE  
WELL PRESENTED LOW MAINTENANCE HOME



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|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hall<br>WC | Stairs rising to first floor.<br>5' 1" x 2' 10" (1.55m x 0.86m) Front aspect obscure window. High level electric fuse board. Low level WC and wash hand basin.                                                                                                                                                                                                                                                                                                                                                                              |
| Sitting Room        | 16' 6" x 11' 11" (5.03m x 3.63m) Front aspect window. Double opening doors to;                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Kitchen/Diner       | 15' 1" x 8' 8" (4.59m x 2.64m) Rear aspect window and French doors to garden. Door to storage cupboard. Wall mounted concealed gas boiler providing main central heating and domestic hot water. Modern range of matching eye and low level gloss fronted units, space and plumbing for washing machine, integrated electric oven and four ring gas hob, extractor fan and light over.                                                                                                                                                      |
| First Floor Landing | Side aspect window. Doors to three bedrooms and shower room. Airing cupboard. Hatch to loft.                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Bedroom 1           | 14' 0" x 8' 6" (4.26m x 2.59m) (max) Front aspect window.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Bedroom 2           | 11' 2" x 8' 6" (3.40m x 2.59m) (max) Rear aspect window.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Bedroom 3           | 9' 11" x 6' 5" (3.02m x 1.95m) Front aspect window. Door to airing cupboard (over stairs recess).                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Shower Room         | 6' 4" x 5' 7" (1.93m x 1.70m) Rear aspect obscure window. White three piece matching suite comprising low level WC, wash hand basin and over size shower enclosure with chrome power shower.                                                                                                                                                                                                                                                                                                                                                |
| Outside             | To the front of the property is a small area of garden partially enclosed by metal railings with path leading to front door. The garage and parking is located to the left hand side of the property. The rear garden measures approximately - 40' (12.18m) in length by varying width, fully enclosed by timber fencing to all sides. The garden is predominantly laid to lawn with paved patio area alongside the property, there is also a further area of garden to the side with timber pedestrian gate leading to front. Outside tap. |



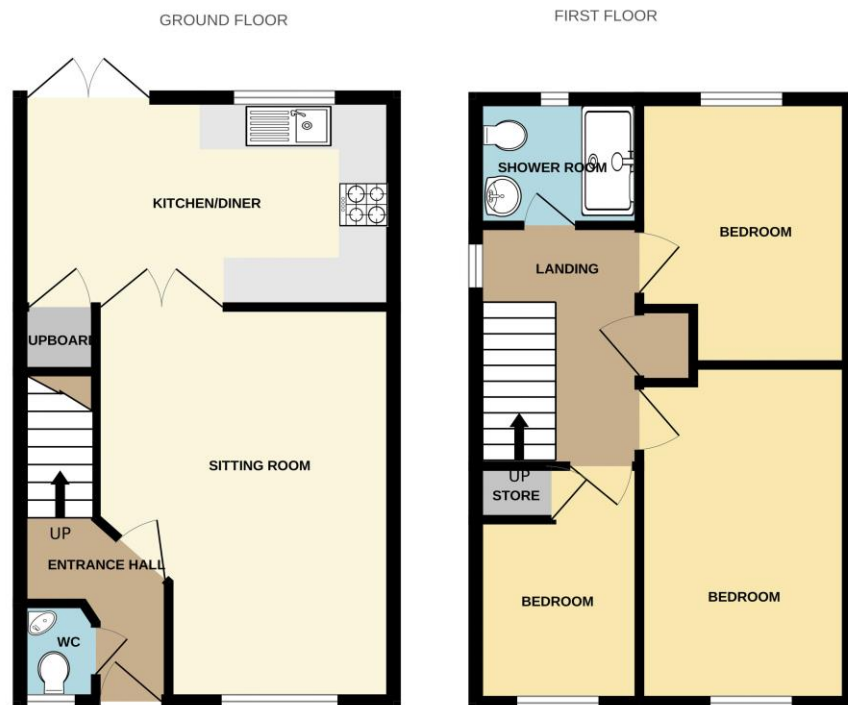
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 £40 + VAT (£48) **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.

**17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488**  
**Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk**