



GIBBINS RICHARDS 
Making home moves happen

40a Moorland Road, Bridgwater TA6 4JR
£240,000

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

Well presented three bedroom semi-detached family home located on the east side of Bridgwater. Offering off road parking for two vehicles, large front garden and fully enclosed rear garden. Ideal for first time buyers and investors. The accommodation comprises in brief; well equipped modern kitchen, separate dining room, sitting room, three first floor bedrooms and family bathroom. The property is warmed by electric heating and fully double glazed. Energy Rating: E

Tenure: Freehold / Energy Rating: E / Council Tax Band: B

The property lies within easy access to local shops and amenities and within close proximity to Bridgwater's town centre. Bridgwater town itself provides 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.

NO ONWARD CHAIN
THREE BEDROOM SEMI-DETACHED FAMILY HOME
OFF ROAD PARKING FOR TWO VEHICLES
RECENTLY REDECORATED
FRONT & REAR GARDENS
ELECTRIC HEATING
DOUBLE GLAZING
IDEAL FIRST TIME / INVESTMENT PURCHASE





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Kitchen	11' 5" x 8' 9" (3.48m x 2.66m) Front aspect window. Fitted with a range of modern units to base and wall. Space for cooker, extractor hood over. Space and plumbing for washing machine. Open archway leading through to;
Dining Room	11' 5" x 7' 5" (3.48m x 2.26m) Front aspect window.
Sitting Room	11' 7" x 10' 4" (3.53m x 3.15m) (max) Rear aspect window. Door to rear hallway.
Rear Hallway	5' 6" x 4' 10" (1.68m x 1.47m) Door to garden. Stairs to first floor.
First Floor Landing	10' 6" x 7' 10" (3.20m x 2.39m) Side aspect window. Doors to three bedrooms and bathroom. Airing cupboard housing the immersion heater. Hatch to loft.
Bedroom 1	11' 7" x 10' 4" (3.53m x 3.15m) Rear aspect window.
Bedroom 2	11' 7" x 8' 4" (3.53m x 2.54m) Front aspect window.
Bedroom 3	7' 10" x 6' 9" (2.39m x 2.06m) Front aspect window.
Bathroom	5' 11" x 5' 5" (1.80m x 1.65m) Rear aspect obscure window. Low level WC, pedestal wash hand basin, bath with overhead shower.
Outside	Off road parking for two vehicles, large frontage, fully enclosed with fencing and lawn area. Side path providing access to the rear garden which is laid to lawn.



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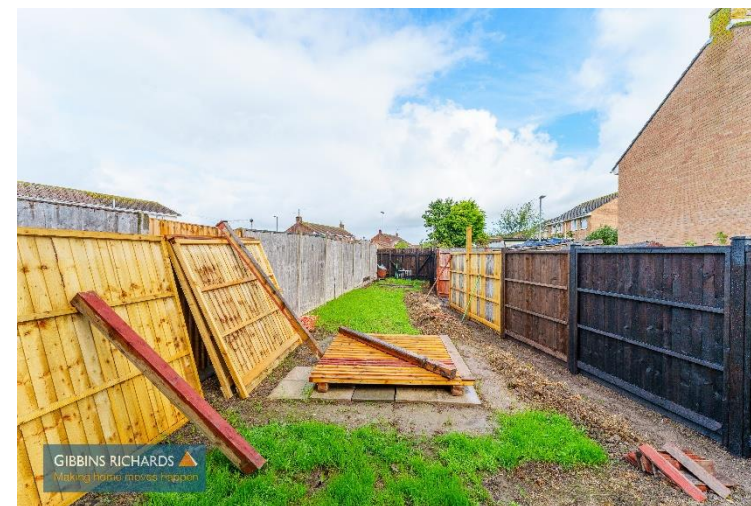
GROUND FLOOR



FIRST FLOOR



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