



GIBBINS RICHARDS   
Making home moves happen

9 Loxleigh Gardens, Bridgwater TA6 5SZ  
£179,950

GIBBINS RICHARDS   
Making home moves happen



**ATTENTION - INVESTORS/FIRST TIME BUYERS!** A two bedroom terrace home within convenient reach of local facilities as well as train station. Gas central heating accommodation, includes hall, sitting room, kitchen, two double first floor bedrooms and bathroom. Enclosed rear garden and allocated parking for two vehicles. NO ONWARD CHAIN.

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

This two bedroom terrace home provides easy to maintain accommodation which benefits from gas central heating via combination gas boiler as well as replacement double glazed windows. The property occupies a level no through road position in Loxleigh Gardens which is situated off Westonzoyle Road and is within walking distance of the railway station as well as local shopping facilities including a nearby Co-Op and Medical centre. Bridgwater town centre itself benefits from a comprehensive range of shopping and leisure facilities.

TERRACE HOME  
GAS CENTRAL HEATING  
TWO BEDROOMS  
FIRST FLOOR BATHROOM  
ENCLOSED REAR GARDEN  
OFF ROAD PARKING  
NO ONWARD CHAIN



GIBBINS RICHARDS  
Making home moves happen



GIBBINS RICHARDS  
Making home moves happen



GIBBINS RICHARDS  
Making home moves happen



GIBBINS RICHARDS  
Making home moves happen





GIBBINS RICHARDS   
Making home moves happen

|                     |   |
|---------------------|---|
| Entrance Hall       | Recessed storage area.  |
| Kitchen             | 7' 10" x 8' 5" (2.39m x 2.56m) Including built-in double oven and ceramic hob. Plumbing for washing machine and Worcester combination gas fired boiler. |
| Sitting/Dining Room | 14' 2" x 11' 5" (4.31m x 3.48m) Stairs to first floor. Patio doors to a lean-to.  |
| Lean-to             | Door to garden.   |
| First Floor Landing | With wardrobe/storage cupboard. Access to loft space.   |
| Bedroom 1           | 11' 5" x 8' 5" (3.48m x 2.56m)  |
| Bedroom 2           | 7' 10" x 6' 2" (2.39m x 1.88m)  |
| Bathroom            | 7' 10" x 4' 10" (2.39m x 1.47m) Incorporating bath and electric shower, WC and wash basin.  |
| Outside             | The rear garden is predominantly paved for ease of maintenance including a storage shed and rear access onto two allocated parking spaces.              |



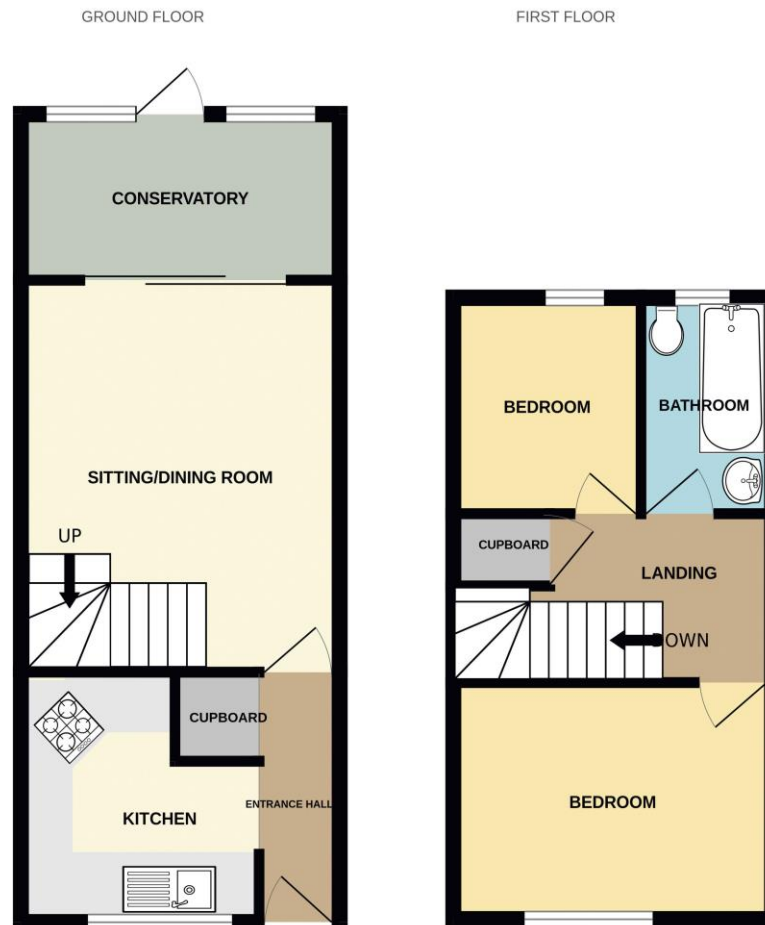
GIBBINS RICHARDS   
Making home moves happen



GIBBINS RICHARDS   
Making home moves happen



GIBBINS RICHARDS   
Making home moves happen



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.  
Made with Metropix ©2025



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](mailto:bw@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)**