



GIBBINS RICHARDS 
Making home moves happen

20 Lilliana Way, Bridgwater TA5 2GH
£179,950

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A well proportioned and presented two bedroom 'freehold' coach house situated on the 'Wilstock' development on the south side of town. The property is warmed by gas central heating and fully double glazed. The accommodation comprises in brief; open plan sitting/dining room/kitchen area, two good size bedrooms (master with en-suite shower room) and bathroom. Single garage and off road parking.

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

Wilstock Village lies to the south of Bridgwater and is within easy access to the many amenities the town has to offer. The property is also convenient for M5 access at Junction 24 and is approximately eleven miles from the county town of Taunton.

FREEHOLD COACH HOUSE
SINGLE GARAGE / OFF ROAD PARKING
POPULAR WILSTOCK DEVELOPMENT
TWO GOOD SIZE BEDROOMS
BATHROOM / EN-SUITE SHOWER ROOM
EASY ACCESS TO THE M5 MOTORWAY
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING





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Entrance Hall	Stairs to first floor and door to garage.
Garage	17' 11" x 12' 4" (5.45m x 3.77m) Doors to front. Storage cupboard. Off road parking to the front.
First Floor Landing	Doors to two bedrooms, bathroom and sitting/dining room. Storage cupboard.
Sitting/Dining Area	17' 11" x 17' 8" (5.45m x 5.38m) (max) Two front aspect windows.
Kitchen Area	Modern fitted floor and wall cupboards, integrated electric oven and hob with extractor hood over, space and plumbing for washing machine and dishwasher. Sky light.
Bedroom 1	17' 11" x 10' 9" (5.45m x 3.27m) (max) Front aspect window. Door to;
En-Suite Shower Room	6' 8" x 5' 6" (2.04m x 1.67m) Side aspect obscure window. Low level WC, wash hand basin and shower enclosure.
Bedroom 2	11' 10" x 10' 9" (3.6m x 3.27m) Front aspect window.
Bathroom	7' 10" x 6' 8" (2.4m x 2.04m) Low level WC, wash hand basin and bath.



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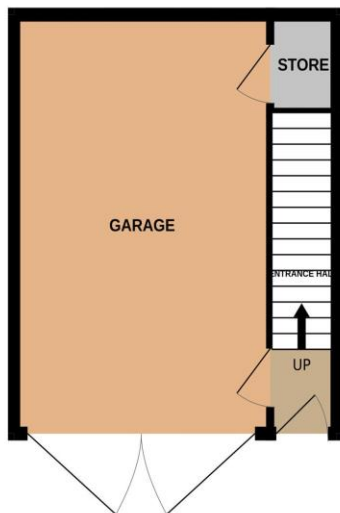


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GROUND FLOOR



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.

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