



GIBBINS RICHARDS   
Making home moves happen

3 Holly Close, Bridgwater TA6 4XP  
£315,000

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A very well presented and positioned four bedroom semi-detached family home with garage, ample off road parking, private and fully enclosed rear garden with the benefit of a summerhouse/garden room. The accommodation comprises in brief; entrance hall, WC, sitting room, modern fitted kitchen/diner leading to conservatory. To the first floor are four bedrooms and re-fitted shower room. The property is fully double glazed and warmed by mains gas fired central heating.

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

The property is located on the eastern outskirts of Bridgwater which is within walking distance of a local shopping parade, Bridgwater Hospital and primary and secondary school education. The town centre itself is just over one mile distant and provides a comprehensive range of facilities including both M5 motorway access and mainline railway station.

FOUR BEDROOM SEMI DETACHED HOUSE  
GOOD SIZE FRONT ASPECT SITTING ROOM  
MODERN FITTED KITCHEN/DINER  
CONSERVATORY  
DOWNSTAIRS WC  
MODERN RE-FITTED SHOWER ROOM  
FULLY ENCLOSED GARDEN WITH SUMMERHOUSE/GARDEN ROOM  
GAS CENTRAL HEATING / FULLY DOUBLE GLAZED  
SINGLE GARAGE / AMPLE OFF ROAD PARKING



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|                         |                                                                                                                                                                                                                                                                                              |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hall           | 19' 4" x 6' 4" (5.89m x 1.93m) (max) Stairs rising to first floor with understairs storage cupboard.                                                                                                                                                                                         |
| WC                      | 5' 6" x 3' 0" (1.68m x 0.91m) Side aspect obscure window. Low level WC and wash hand basin. Heated towel rail.                                                                                                                                                                               |
| Sitting Room            | 17' 7" x 10' 1" (5.36m x 3.07m) Dual front aspect windows. Feature media wall unit.                                                                                                                                                                                                          |
| Kitchen/Diner           | 18' 6" x 7' 10" (5.63m x 2.39m) Fitted in a modern range of units to base and wall. Worcester boiler for central heating system. Space for 'Range' style cooker. Freestanding island for dining. Opening to;                                                                                 |
| Conservatory            | 13' 3" x 9' 4" (4.04m x 2.84m) French doors providing access to rear garden.                                                                                                                                                                                                                 |
| First Floor Landing     | Doors to four bedrooms and shower room. Storage cupboard. Hatch to loft.                                                                                                                                                                                                                     |
| Bedroom 1               | 11' 3" x 10' 7" (3.43m x 3.22m) Front aspect window.                                                                                                                                                                                                                                         |
| Bedroom 2               | 9' 1" x 8' 0" (2.77m x 2.44m) Rear aspect window.                                                                                                                                                                                                                                            |
| Bedroom 3               | 11' 1" x 7' 9" (3.38m x 2.36m) (max) Front aspect window.                                                                                                                                                                                                                                    |
| Bedroom 4               | 9' 1" x 6' 8" (2.77m x 2.03m) Rear aspect window.                                                                                                                                                                                                                                            |
| Shower Room             | 7' 4" x 5' 6" (2.23m x 1.68m) Side aspect obscure window. Re-fitted in a modern suite comprising double walk-in shower enclosure, low level WC and wash hand basin with vanity unit under.                                                                                                   |
| Outside                 | To the front of the property is an area of lawn with side driveway providing off road parking for multiple vehicles and leading to a single garage. To the rear is a private and fully enclosed garden laid to lawn with gravel borders and a patio area adjoining the rear of the property. |
| Summerhouse/Garden Room | 15' 5" x 8' 11" (4.70m x 2.72m) Fully insulated with light and power.                                                                                                                                                                                                                        |
| Single Garage           | 15' 6" x 7' 6" (4.72m x 2.28m) Garage door to front and French doors to rear garden. The garage has been converted into an office/gym which could easily be converted back.                                                                                                                  |



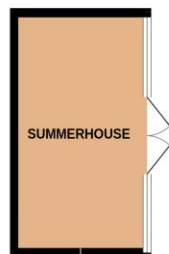
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

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