



GIBBINS RICHARDS 
Making home moves happen

2 Phillips Close, Bridgwater TA6 7AR
Guide Price £400,000

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A superbly presented detached home * Two receptions * Re-fitted kitchen * Four bedrooms * En-Suite shower room * Attractive landscaped rear garden * Integral garage * Off road parking * Sought after location *

A beautifully presented four bedroom detached home located in a sought after area on the west side of Bridgwater. The accommodation includes; two separate reception rooms, downstairs cloakroom, well equipped re-fitted kitchen, together with four generous size bedrooms as well as an en-suite shower room and family bathroom to first floor. Whilst to the outside there is a double paved driveway and integral garage (which is also accessed from the entrance hall). There is a beautifully landscaped south-facing rear garden which contains a most useful studio room.

The property enjoys a cup-de-sac location close to the 'Parks' and Bridgwater Cricket Club. Local schools of high repute are within easy walking distance, including St Josephs primary and Haygrove secondary schools. Bridgwater town centre is under one mile distant and provides a wealth of shopping and leisure facilities. The picturesque Quantock Hills are also within close proximity.

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

Total floor area – 1136 sq.ft. (105.6 sq.m.) approx.

Immaculate detached home

Sought after location

Owned solar panels

Gas central heating

Double glazed windows

South-facing landscaped garden

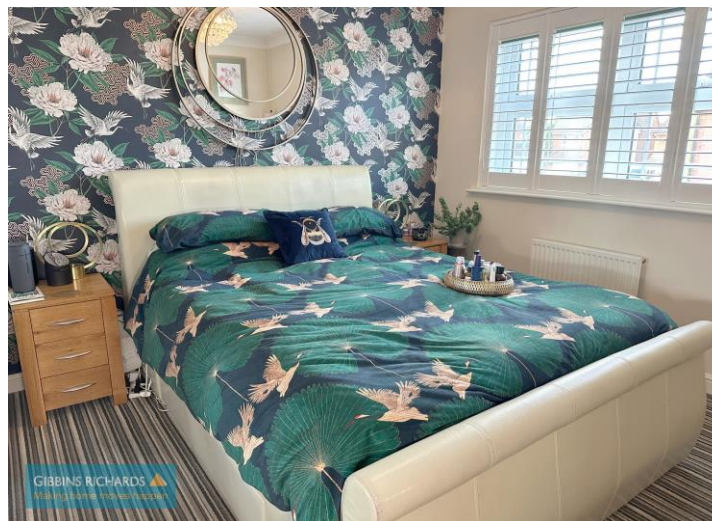
Studio room



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Entrance Hall
Cloakroom
Living Room

Dining Room
Kitchen

First Floor Landing
Bedroom 1

En-Suite Shower Room
Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Outside

Access to garage.

WC and wash hand basin.

13' 2" x 11' 10" (4.01m x 3.60m) with access to rear garden. Fireplace surround.

10' 0" x 9' 0" (3.05m x 2.74m) Bay window.

11' 10" x 8' 10" (3.60m x 2.69m) Re-fitted in recent years with built-in double oven and induction hob, as well integrated dishwasher and washing machine.

Access to loft space via a pull down ladder. 12' 0" x 9' 10" (3.65m x 2.99m) recessed wardrobes.

9' 8" x 8' 10" (2.94m x 2.69m) with recessed wardrobe.

9' 5" x 8' 10" (2.87m x 2.69m)

10' 6" x 6' 6" (3.20m x 1.98m)

7' 6" x 5' 0" (2.28m x 1.52m)

Paviour driveway to front allowing off road parking for two vehicles with integral garage with double opening doors, with gas fired central heating boiler. Side access through to the rear garden which has beautifully landscaped and benefits from a south-facing aspect with pergola/seating area, raised sun deck, useful insulated studio with sky light and storage to side. The garden contains a number of attractive shrubs and planting schemes.



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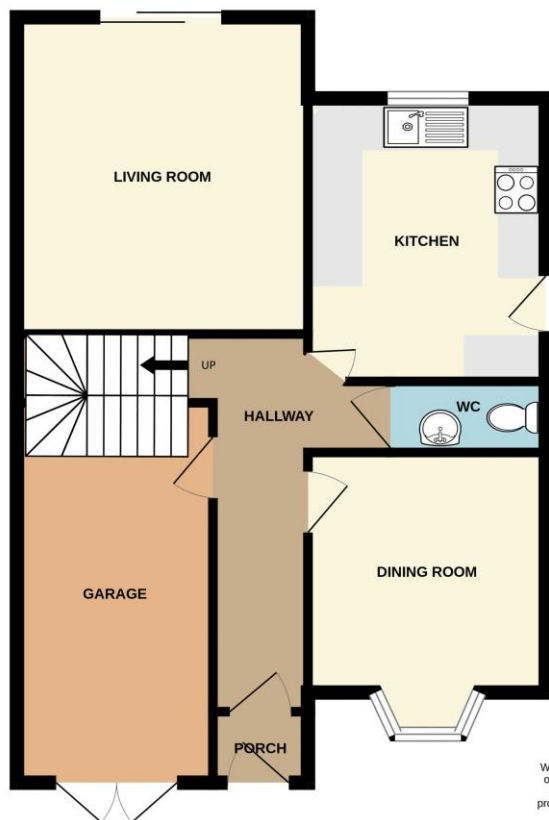


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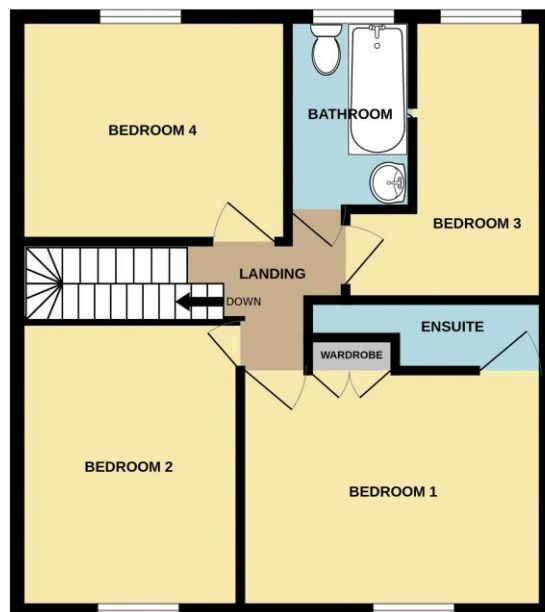


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GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



FIRST FLOOR
524 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.6 sq.m.) approx.

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.



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