



GIBBINS RICHARDS 
Making home moves happen

43 Fairfax Road, Bridgwater TA6 4LU

£185,000

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*** No onward chain * Up-dating required * Ideal first time purchase ***

A spacious and well proportioned two bedroom terrace house located in a popular location on Bridgwater's north/east side. The property is located within easy access to local shops and amenities and is only a short drive from the town centre. The property itself requires a programme of general up-dating, the accommodation comprises in brief; entrance hall, living room, dining room, kitchen and ground floor WC. To the first floor are two double bedrooms and spacious bathroom.

The property is fully UPVC double glazed and warmed by mains gas fired central heating. There is a larger than average rear garden measuring approximately 90' in length. The property is located within easy access to local shops and amenities and within a short distance of Bridgwater's town centre. Bridgwater town itself offers 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.

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

Total floor area - 809 sq.ft. (75.2 sq.m.) approx.

No onward chain

Up-dating required

Large rear garden

Two double bedrooms

Fully double glazed

Walking distance to local shops & amenities

Ideal first time/investment purchase



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Entrance Hall
Living Room

Dining Room

WC

Kitchen

First Floor Landing

Bedroom 1

Bedroom 2

Bathroom

Outside

Stairs to first floor. Door to;
14' 1" x 12' 7" (4.29m x 3.83m) Electric fuse board. Feature electric flame effect fire.

17' 2" x 7' 5" (5.23m x 2.26m) Side aspect window. Doors to WC and kitchen. Understairs storage cupboard.

8' 4" x 2' 9" (2.54m x 0.84m) Rear aspect obscure window. Low level WC and wash hand basin.

13' 3" x 7' 5" (4.04m x 2.26m) Rear aspect window. Door to garden. Fitted with a modern range of matching eye and low level units. Space and plumbing for washing machine. Space for 'Range' cooker with electric extractor fan over.

Doors to two bedrooms and bathroom. Hatch to loft.

17' 1" x 10' 3" (5.20m x 3.12m) (max) Two front aspect windows.

11' 0" x 10' 4" (3.35m x 3.15m) Rear aspect window.

10' 1" x 7' 0" (3.07m x 2.13m) Two rear aspect obscure windows. Four piece suite comprising low level WC, wash hand basin, bath and separate shower cubicle. Mains heated towel rail. Storage cupboard (over stairs recess).

To the front of the property is a small area of lawn, partially enclosed by low level brick wall. The rear garden measures approximately - 20' (6.09m) in width by 90' (27.41m) in length. Outside tap. Concrete hard standing alongside the property providing seating area. The majority of the rear garden is laid to lawn with timber shed. Enclosed by timber fencing and east facing.



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GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



FIRST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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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.

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