



GIBBINS RICHARDS 
Making home moves happen

3 Biddiscombe Close, Bridgwater TA6 6YB

£189,500

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Refurbished semi-detached home * Modern kitchen & bathroom * Cul-de-sac location
* No chain *

This semi-detached property offers well presented accommodation which benefits from a re-fitted kitchen and bathroom as well as good quality carpets and recent decorative works. The property is offered with no onward chain and would be perfect choice for a first time buyer or investor.

The accommodation in brief comprises; entrance porch, hallway, modern re-fitted kitchen, sitting room with access to the rear garden, two bedrooms to the first floor and re-fitted bathroom. To the outside there is a side driveway for two vehicles with access to an above average size low maintenance rear garden incorporating artificial lawn and paved patio.

The property is located in a cul-de-sac position off Wills Road on the popular 'Quantock View' development. There are local stores close-by, whilst the M5 motorway is within convenient reach.

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

Total floor area - 557 sq.ft. (51.7 sq.m.) approx.
No onward chain
Well presented throughout
Modern kitchen & sanitary fittings
Ideal first time/investment purchase
Private & fully enclosed low maintenance rear garden
Fully double glazed
Gas central heating
Off road parking





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Entrance Porch	Storage/recycling cupboard.
Hallway	Stairs to first floor and understairs storage.
Kitchen	9' 10" x 7' 8" (2.99m x 2.34m) Attractively fitted.
Sitting Room	13' 8" x 10' 8" (4.16m x 3.25m) Access to rear garden.
First Floor Landing	
Bedroom 1	11' 0" x 10' 5" (3.35m x 3.17m) with over stairs storage and boiler/airing cupboard.
Bedroom 2	9' 5" x 6' 11" (2.87m x 2.11m)
Bathroom	6' 5" x 6' 5" (1.95m x 1.95m)
Outside	Ornamental front garden with side driveway for at least two vehicles with access through to a fully enclosed and generous size rear garden containing a patio area adjoining the property, artificial lawn and gravel borders. The garden itself benefits from a good degree of privacy.



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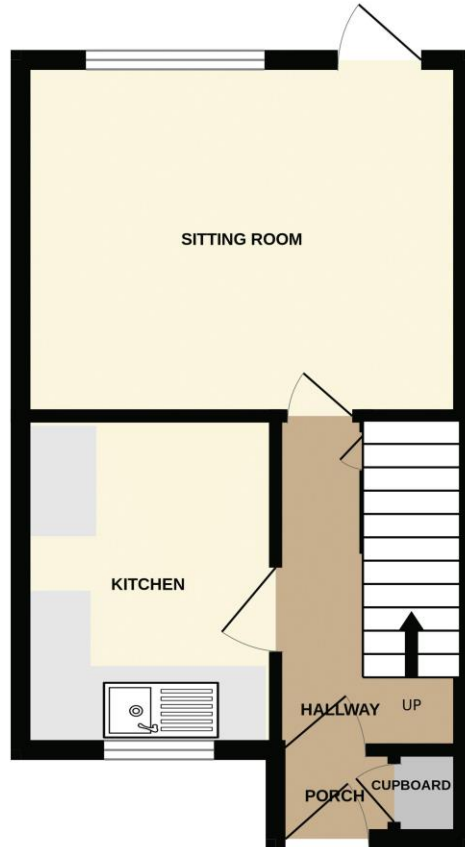


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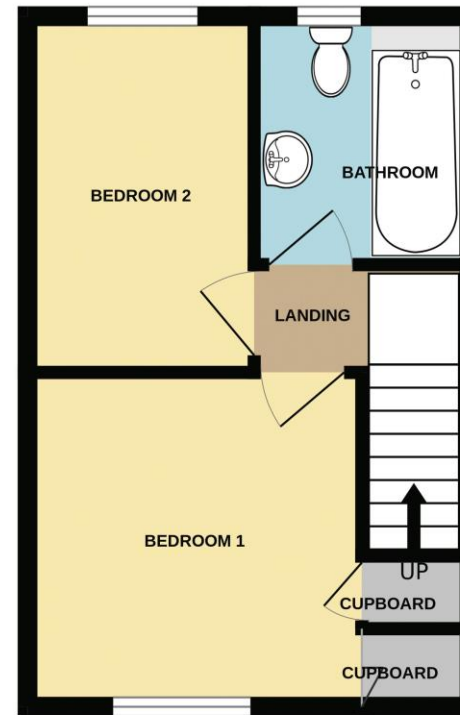


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GROUND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



FIRST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.7 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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