



GIBBINS RICHARDS 
Making home moves happen

12 Somerville Way, Bridgwater TA6 5SA
£240,000

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A three-bedroom semi-detached house with multiple off-road parking spaces, gas central heating, double glazing throughout and a low-maintenance rear garden.

The accommodation is well suited to first-time buyers, families or those looking for a conveniently positioned home with practical living space. The former integral garage has been adapted by the current owners to create a useful additional area, ideal for storage, hobbies or flexible day-to-day use. To the first floor there are three bedrooms and bathroom facilities. Externally, the property benefits from multiple off-road parking spaces to the front and a low-maintenance rear garden, designed for ease of upkeep.

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

Somerville Way is conveniently positioned within Bridgwater, offering easy access to a range of local shops, amenities and everyday facilities. The property is also well placed for access to the M5 motorway, making it suitable for commuters or buyers needing convenient routes towards Taunton, Bristol, Exeter and the wider Somerset area. Bridgwater town centre, schools, supermarkets and transport links are also within easy reach.

Three bedroom semi-detached house
Multiple off-road parking spaces
Gas central heating
Double glazing throughout
Low-maintenance rear garden
Walking distance to local shops and amenities
Easy access to the M5 motorway
Well suited to first-time buyers, families or investors
Convenient Bridgwater location

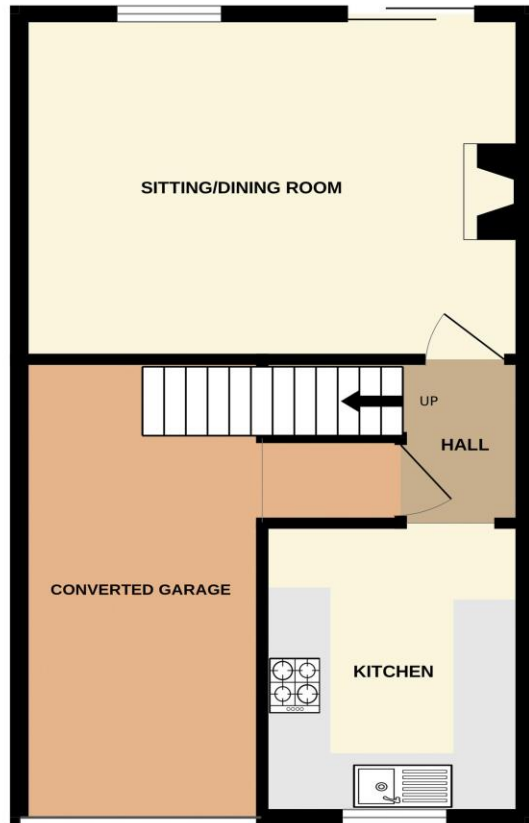




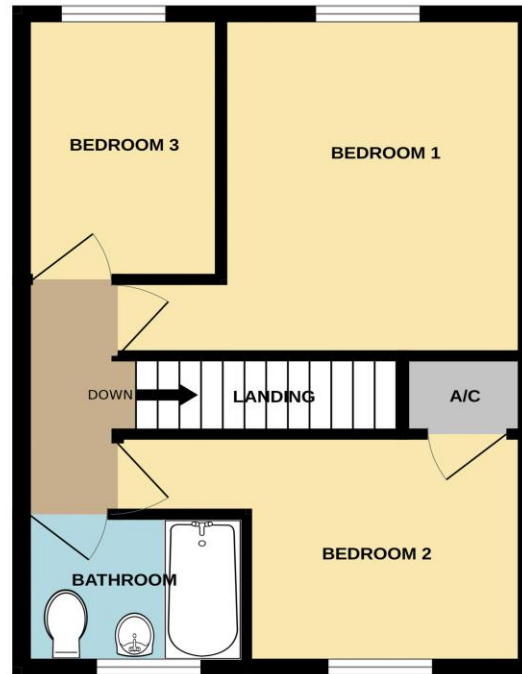
Entrance Hallway	Leading to; kitchen, garage room, lounge and stairs to the first floor.
Lounge	16' 1" x 11' 10" (4.9m x 3.6m) Rear aspect window and sliding door to garden. Decorative fireplace.
Kitchen	10' 2" x 8' 2" (3.1m x 2.5m) Front aspect window. Plumbing for washing machine and dishwasher.
Garage room	16' 5" x 7' 7" (5m x 2.3m) Front aspect window.
First Floor Landing	Leading to; Three bedrooms and family bathroom.
Bedroom 3	9' 6" x 6' 11" (2.9m x 2.1m) Rear aspect window.
Bedroom 1	12' 2" x 9' 6" (3.7m x 2.9m) Rear aspect window.
Bedroom 2	8' 10" x 8' 2" (2.7m x 2.5m) Front aspect window and built in wardrobe.
Family Bathroom	6' 11" x 5' 3" (2.1m x 1.6m) Front aspect privacy-glazed window, WC, wash hand basin, bath with shower over and heated towel rail.
Outside	The property benefits from ample off-road parking to the front, with side access leading to the entrance and rear garden. The rear garden is designed for low maintenance and includes a decking area to the rear, together with a useful lean-to shelter.



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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