



GIBBINS RICHARDS   
Making home moves happen

47 Wellington Road, Bridgwater TA6 5EY  
£169,950

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No Onward Chain | Extended Mid Terrace | Spacious Open Plan Living | Generous Rear Garden

Extended two bedroom mid terrace home with spacious open-plan living accommodation and a generous rear garden. Offered to the market with no onward chain, this extended two-bedroom mid terrace home presents an excellent opportunity for first-time buyers or investors. Having been rented for approximately ten years, the property offers well-proportioned accommodation with scope for buyers to further personalise and enhance to their own taste.

The property benefits from gas central heating and a rear extension which creates a large open-plan kitchen, dining and living space, providing a sociable and flexible layout suited to modern living.

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

Wellington Road is situated within an established residential area of Bridgwater, conveniently located for access to local amenities, schools and transport links. Bridgwater town centre, the railway station and access to the M5 motorway are all within easy reach, making it a practical choice for commuters and first-time buyers alike.

Total floor area - 932 sq.ft. (86.6 sq.m (approx))  
Two bedroom mid terrace house  
No onward chain  
Extended ground floor accommodation  
Spacious open plan kitchen / dining / living area  
Two good-sized bedrooms  
Gas central heating  
Good-sized rear garden  
Ideal first-time purchase or investment  
Convenient Bridgwater location





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Entrance Lobby	Door;
Living Room	14' 9" x 14' 0" (4.5m x 4.27m) Front aspect window.
Family Room	14' 9" x 13' 10" (4.5m x 4.22m) Opening into;
Kitchen	15' 1" x 5' 9" (4.59m x 1.75m) Rear aspect window. Matching eye and level units with integrated oven and hob, space and plumbing for washing machine.
Dining Area	15' 1" x 9' 0" (4.59m x 2.75m) Rear aspect sliding patio doors to garden.
First Floor Landing	Doors to two bedrooms and bathroom.
Bedroom 1	14' 9" x 13' 10" (4.5m x 4.22m) Front aspect window.
Bedroom 2	10' 10" x 9' 9" (3.3m x 2.96m) Rear aspect window.
Bathroom	7' 9" x 5' 1" (2.35m x 1.55m) Rear aspect obscure window. Low level WC, wash hand basin and bath with overhead shower.
Outside	Private and fully enclosed low maintenance rear garden laid to decking and gravel.

**AGENTS NOTE**

Please note the tenure to the property is 'leasehold' with a 1000 year Lease commencing 11th October 1873. We understand there is an annual ground rent of £1.50 and full details of the Lease and charges can be sought via your legal representative.



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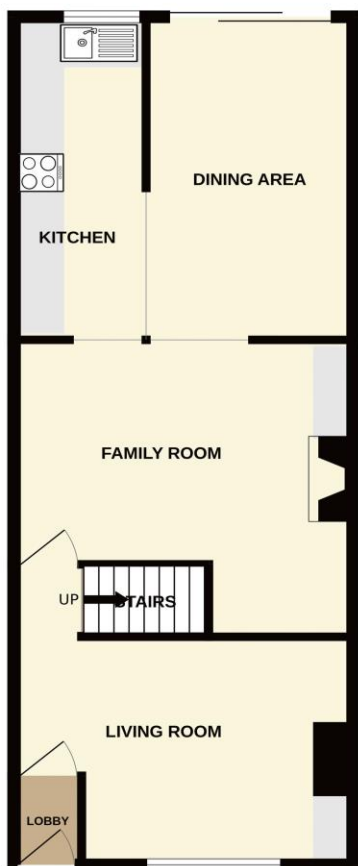


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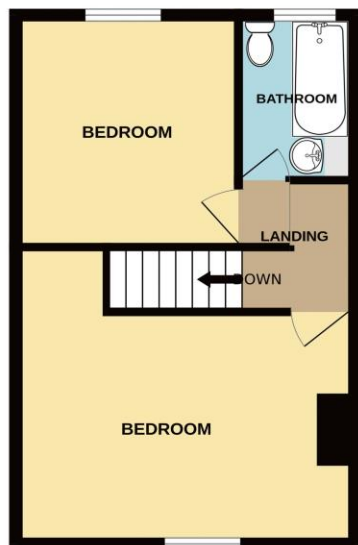


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GROUND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



FIRST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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.



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.*