



GIBBINS RICHARDS   
Making home moves happen

32 Four Acre Meadow, Bridgwater TA6 3UP  
£260,000

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A well presented three bedroom semi-detached home, situated in a quiet cul-de-sac position on the western side of Bridgwater. The property offers well balanced accommodation throughout, together with driveway parking, garage and an enclosed rear garden, making it well suited to first time buyers, families or buy-to-let investors.

Four Acre Meadow is located on the west side of Bridgwater, approximately one mile from the town centre. The property is well placed for local amenities, schools and transport links, with straightforward access to the M5 and surrounding areas.

A modern living room decorated for Christmas. The room features a light-colored leather sofa with red and white patterned cushions. A large TV is mounted on the wall, displaying a colorful scene. To the right, a Christmas tree is decorated with lights and ornaments. The room has large windows and a glass door leading outside. A GIBBINS RICHARDS logo is visible in the bottom left corner.







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Entrance Hall  
Cloakroom

Stairs to first floor.  
7' 3" x 2' 10" (2.21m x 0.86m) Front aspect  
obscure window. Low level WC and wash  
hand basin.

Dining Room

9' 7" x 8' 0" (2.92m x 2.44m) Front aspect  
window.

Sitting Room

13' 9" x 10' 7" (4.19m x 3.22m) Rear aspect  
window and patio doors to garden.

Kitchen

9' 10" x 8' 11" (2.99m x 2.72m) Rear aspect  
window and door to garden. Fitted in a  
modern range of matching eye and low  
level units with integrated electric oven, gas  
hob, dishwasher and fridge/freezer.

First Floor Landing  
Bedroom 1

Doors to three bedrooms and bathroom.  
13' 5" x 10' 0" (4.09m x 3.05m) Rear aspect  
window.

En-Suite Shower Room

7' 5" x 5' 1" (2.26m x 1.55m) Low level WC,  
wash hand basin and shower enclosure.

Bedroom 2

10' 0" x 6' 1" (3.05m x 1.85m) Front aspect  
window.

Bedroom 3

9' 5" x 8' 4" (2.87m x 2.54m) Rear aspect  
window.

Family Bathroom

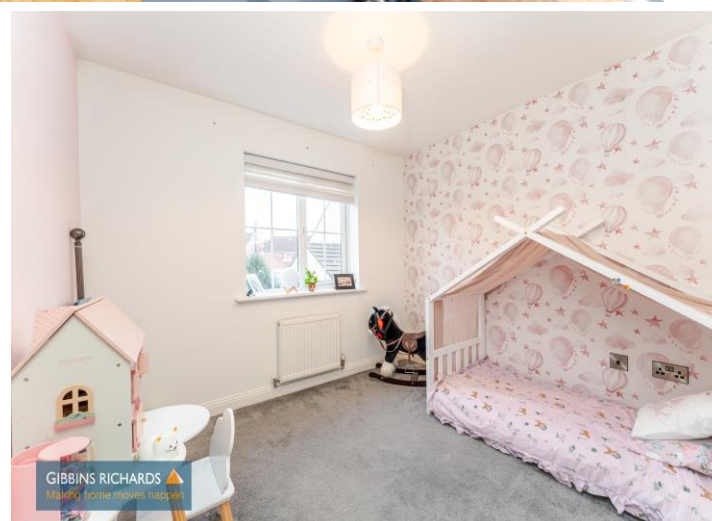
6' 1" x 5' 10" (1.85m x 1.78m) Low level  
WC, wash hand basin and bath with  
overhead shower.

Outside

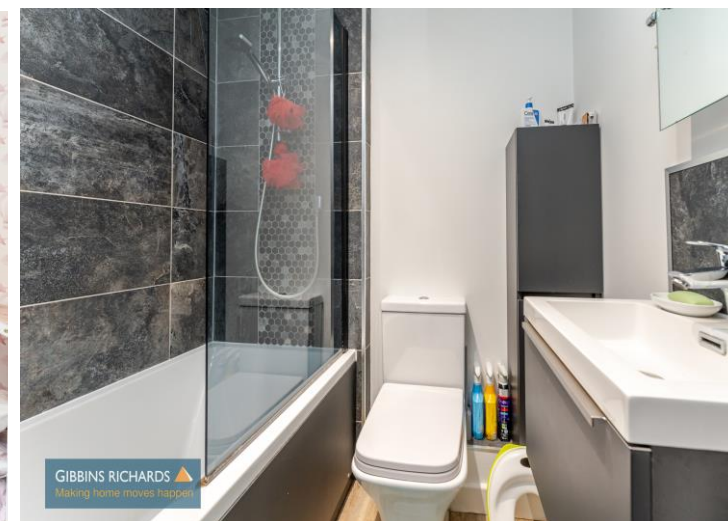
Fully enclosed landscaped low maintenance  
rear garden laid to patio and artificial lawn.  
Summerhouse. Side aspect access gate to  
off road parking and SINGLE GARAGE.



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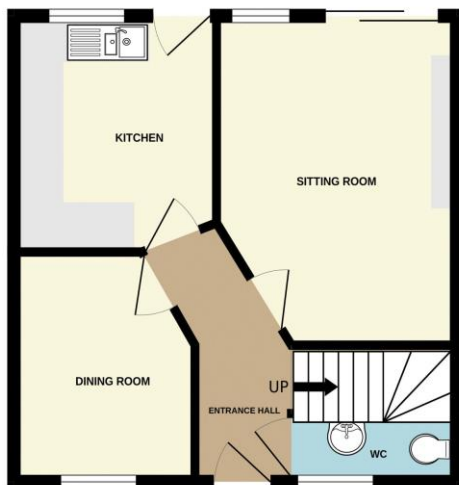
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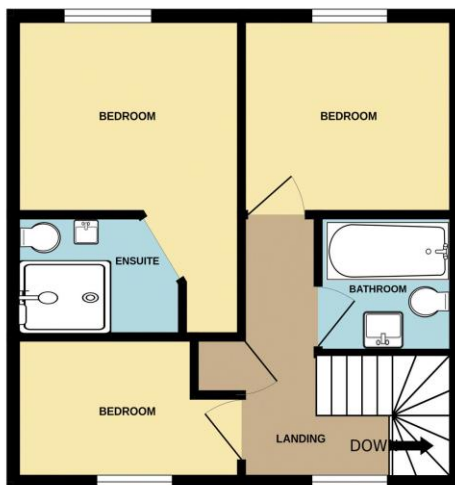
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GROUND FLOOR



FIRST FLOOR



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.

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