



GIBBINS RICHARDS 
Making home moves happen

6 Siboney Place, Bridgwater TA6 4AS
£210,000

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A well presented two bedroom home * Popular development * Easy reach of local facilities *
 Spacious living room * Kitchen/Dining room * Two double bedrooms * Bathroom *
 Low maintenance rear garden * Off road parking * Perfect first-time purchase *
 No onward chain *

This modern terrace property was constructed approximately five years ago and therefore benefits from the residue of a ten-year builders warranty. The property provides well maintained and low maintenance accommodation to include entrance hall with stairs to first floor, downstairs WC, well equipped kitchen/diner, generous size living room with access to the rear garden itself. To the first floor there are two double bedrooms and a bathroom, whilst to the outside there is an off-road parking space and a fully enclosed and low maintenance rear garden.

The property is located in the popular development of 'The Parade' which is within easy distance of the town centre itself as well as being within walking distance of the mainline intercity railway station.

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

Total floor area – 603 sq.ft. (56.0 sq.m.) approx.

No onward chain

Modern two bedroom home

Low maintenance rear garden

Walking distance to the town centre

Fully double glazed

Gas central heating



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Entrance Hall
WC

Kitchen/Diner
Living Room

First Floor Landing

Bedroom 1

Bedroom 2

Bathroom

Outside

Stairs to first floor.

5' 2" x 2' 9" (1.57m x 0.85m) Low level
WC and wash hand basin.

11' 10" x 9' 10" (3.6m x 3m)

13' 1" x 11' 11" (3.98m x 3.64m) French
doors to rear garden.

Doors to two bedrooms and bathroom.

12' 10" x 8' 10" (3.9m x 2.7m)

12' 10" x 8' 5" (3.9m x 2.56m) Storage
cupboard.

6' 7" x 6' 3" (2.m x 1.9m) Low level WC,
wash hand basin and bath with shower
over.

Fully enclosed rear garden with patio
area adjacent to the property, lawn and
decking area to the rear. Rear access
gate.

AGENTS NOTE

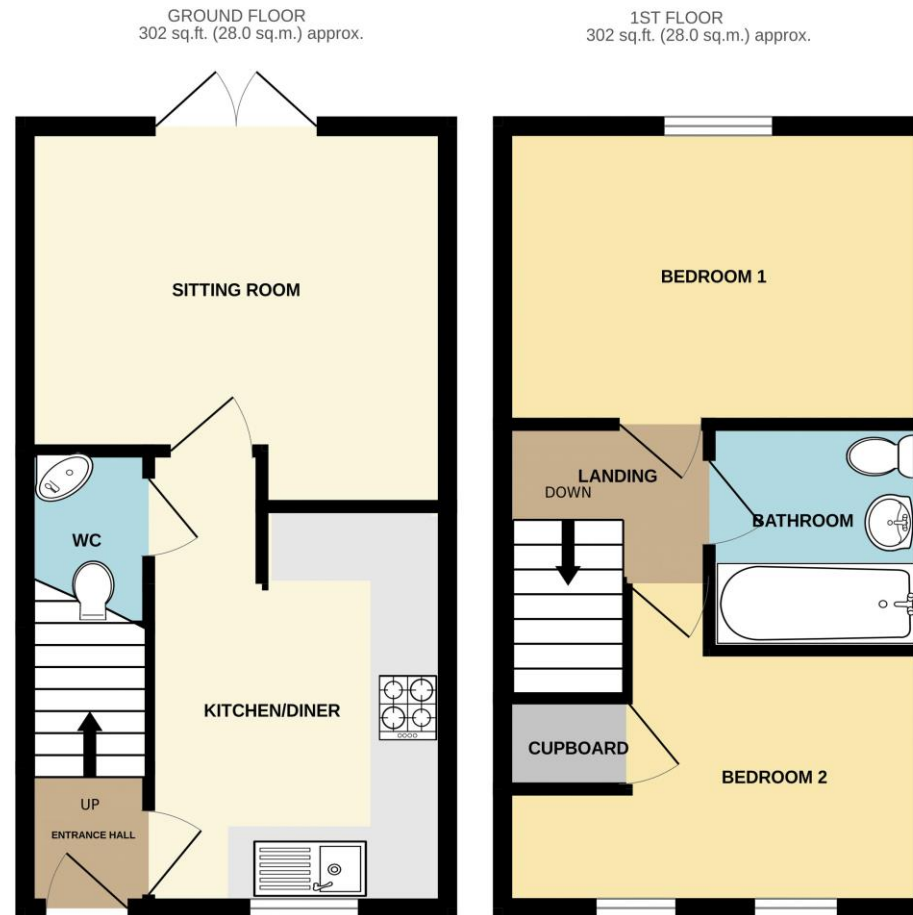
This property is subject to an annual management fee of approximately £230.00 towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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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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