



GIBBINS RICHARDS   
Making home moves happen

76 Parkway, Bridgwater TA6 4RD  
£207,500

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A spacious extended end of terrace property boasting off road parking for two vehicles as well as a generous size rear garden and sun room extension. The accommodation in brief comprise; generous size living/dining room containing a wood burning stove, well equipped fitted kitchen, sun room, utility and downstairs WC. Two double bedrooms to the first floor and shower room. Generous size and fully enclosed rear garden.

An internal viewing is strongly recommended to fully appreciate this well presented and spacious end of terrace property which benefits from a good size open plan sun room addition.

The property is located on the eastern outskirts of Bridgwater within close proximity to a local shopping parade as well as secondary and primary schools. The town centre itself is approximately one mile distance and boasts a wide range of facilities together with M5 motorway and intercity railway access.

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

- Total floor area - 813 sq.ft (75.6 sq.m.) approx.
- Generous size two double bedrooms
- Off road parking
- Sun room addition
- Generous size living room with wood burning stove
- Good size rear garden
- Gas central heating
- Double glazing
- Well equipped kitchen
- Perfect first time purchase



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#### Entrance Hall

Open Plan - Living/  
Dining Room

18' 11" x 11' 8" (5.76m x 3.55m)  
containing wood burning stove, opening  
to;

Sun Room

12' 7" x 9' 2" (3.84m x 2.79m) Access to  
garden.

Utility/WC

7' 2" x 6' 6" (2.18m x 1.98m)

Kitchen

9' 5" x 7' 8" (2.87m x 2.34m)  
Comprehensively fitted with built-in oven  
and hob.

First Floor Landing

Bedroom 1

15' 5" x 9' 5" (4.70m x 2.87m)

Bedroom 2

9' 2" x 9' 5" (2.79m x 2.87m) Fitted  
wardrobe.

Shower Room

6' 5" x 5' 5" (1.95m x 1.65m) Shower  
enclosure, WC and wash hand basin.

Outside

To the front of the property there is off  
road parking for two vehicles, whilst side  
access leads to a generous size rear  
garden containing lawn sections,  
ornamental gravel areas and patio  
sections. Large storage facility.



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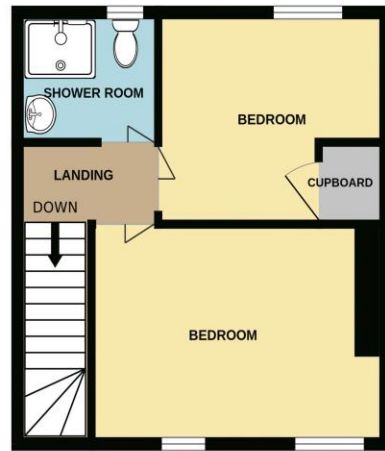


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GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



FIRST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 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.



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