



GIBBINS RICHARDS 
Making home moves happen

2 Jacaranda Close, Wilstock, Bridgwater TA5 2SP
£365,950

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A beautifully presented four bedroom, three storey detached family home located on the very edge of the 'Wilstock' development on Bridgwater's south side.

This well proportioned family home has been well cared for by the current owner since construction by Bloor Homes in 2022. Internally the accommodation comprises in brief; entrance hall, ground floor WC, spacious kitchen/dining room, sitting room, to the first floor are two bedrooms with 'Jack n Jill' en-suite with a further two bedrooms and shower room on the top floor.

Externally, the property has hard landscaped enclosed garden to the rear and garage and off road parking. The accommodation is well presented throughout with modern kitchen and sanitary fittings, full UPVC double glazing and mains gas fired central heating.

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

Total floor area - 1392 sq.ft. (129.3 sq.m.) approx.

Four double bedrooms

Garage / Off road parking

Pleasant edge of development position

Well presented throughout

Full UPVC double glazing

Owned Solar Panels

Neutrally decorated throughout





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Entrance Hall

Doors all rooms, stairs to first floor, storage cupboard housing electric fuse board and 'Inverter' and storage battery for the solar panels.

Ground Floor WC

5' 2" x 2' 11" (1.57m x 0.89m) Front aspect window. Low level WC and wash hand basin.

Kitchen/Dining Room

15' 5" x 13' 6" (4.70m x 4.11m) Double aspect windows to front and side. Wall mounted 'Ideal' gas boiler (concealed), fitted with a modern range of matching eye and low level units, integrated fridge and separate freezer, four ring gas hob with extractor fan and light over, integrated 'AEG' double stainless steel electric oven and 'Zanussi' dishwasher.

Sitting Room

15' 6" x 12' 2" (4.72m x 3.71m) Walk-in bay window and double opening French doors to rear garden.

First Floor Landing

Window to rear. Doors to two bedrooms and bathroom.

Bedroom 1

15' 6" x 10' 2" (4.72m x 3.10m) Dual aspect windows to front and side.

Bathroom

9' 10" x 6' 5" (2.99m x 1.95m) Front aspect window. Low level WC, wash hand basin, bath and separate enclosed shower cubicle.

Bedroom 2

15' 6" x 8' 11" (4.72m x 2.72m) Dual aspect windows to front and side. Built-in wardrobe.

Second Floor Landing

Doors to two bedrooms and bathroom.

Bedroom 3

13' 11" x 8' 2" (4.24m x 2.49m) Dual aspect windows to front and side.

Bedroom 4

13' 11" x 10' 2" (4.24m x 3.10m) Dual aspect windows to front and side. Hatch to loft. Airing cupboard with factory lagged hot water cylinder.

Shower Room

7' 10" x 4' 1" (2.39m x 1.24m) Velux window to front, low level WC, wash hand basin and walk-in shower enclosure.

AGENTS NOTE

This property is subject to an annual fee of approximately £190.00 payable to RMG towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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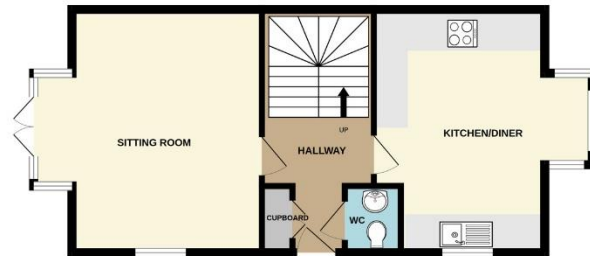


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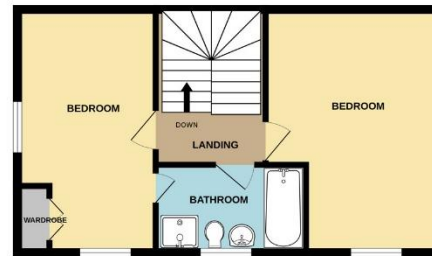


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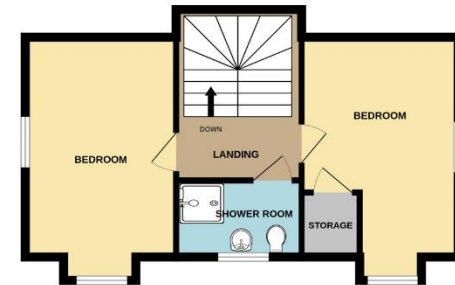
GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



FIRST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



SECOND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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.

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