



GIBBINS RICHARDS 
Making home moves happen

93 Meadowlands Avenue, Bridgwater TA6 3UF
£269,500

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A spacious four/five bedroom bay fronted town house located in a popular area. This property benefits from an enclosed garden and garage close by. This spacious and versatile accommodation comprises in brief; entrance hall, cloakroom, well equipped kitchen/breakfast room, sitting/dining room, three first floor bedrooms, bathroom, a spacious second floor bedroom with ensuite and a study. This spacious three storey town house provides versatile accommodation which could lend itself to a variety of uses. The property is located off of the NDR within easy reach of local facilities including a nearby bus pickup to Hinkley point. The property further benefits from owned solar panels.

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

The property is situated in a pleasant position on Bridgwater's northern fringe and within easy access to the town centre. Bridgwater itself provides an excellent range of shopping, leisure and financial amenities as well easy access to the M5 motorway at Junction 23 and 24 together with a mainline intercity railway station.

4/5 BEDROOMS
2 RECEPTION ROOMS
GAS CENTRAL HEATING
8 OWNED SOLAR PANELS
HOT TUB INCLUDED IN SALE PRICE
KITCHEN WITH BUILT IN APPLIANCES
BUS PICK UP TO HINKLEY POINT
EASY ACCESS TO TOWN CENTRE





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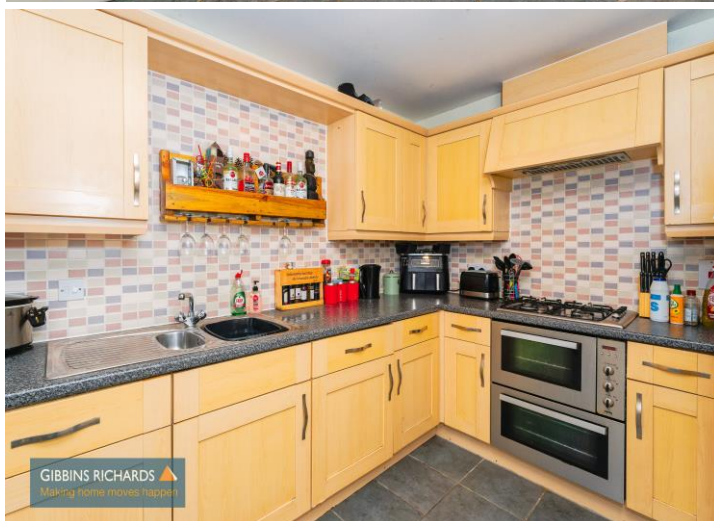
Entrance Hall	Storage cupboard housing the boiler.
Cloakroom	Low level WC and wash hand basin.
Kitchen/Breakfast room	14' 10" x 8' 0" (4.52m x 2.44m) Built-in oven and gas hob, integrated dishwasher and washing machine.
Sitting/Dining Room	15' 2" x 13' 6" (4.62m x 4.11m) understairs cupboard and access to rear garden.
First Floor landing	
Bedroom 2	13' 6" x 8' 2" (4.11m x 2.49m)
Bedroom 3	12' 8" x 8' 2" (3.86m x 2.49m)
Bedroom 4	8' 10" x 6' 8" (2.69m x 2.03m)
Bathroom	8' 6" x 5' 0" (2.59m x 1.52m)
Staircase to Second Floor	
Bedroom 5/study	6' 8" x 6' 7" (2.03m x 2.01m)
Bedroom 1	15' 2" x 14' 8" (4.62m x 4.47m)
En-Suite	8' 2" x 7' 0" (2.49m x 2.13m) bath with separate shower

Outside

To the front of the property there is a small enclosed garden including a nearby garage/driveway located beneath a coach house. The rear garden is fully enclosed and laid mainly to lawn with hot tub and outside power.

AGENTS NOTE

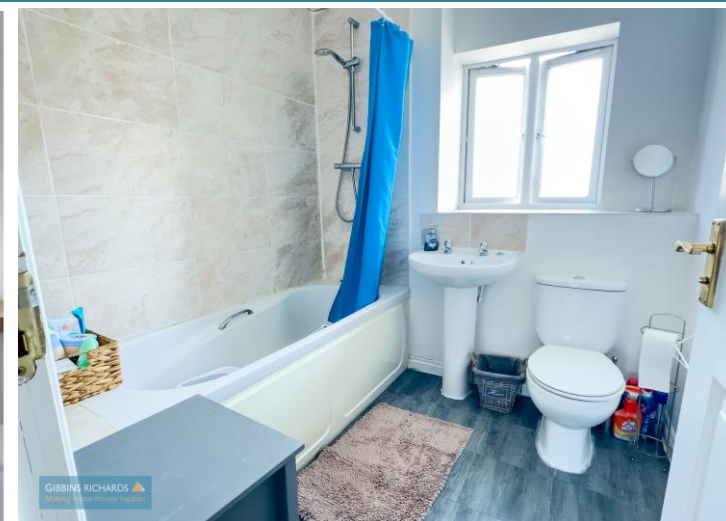
We have been advised the property benefits from owned solar panels and additional battery storage. The garage and parking are located beneath a neighboring coach house and are held on a 999-year lease as of 2004. Full details are available through your legal representative.



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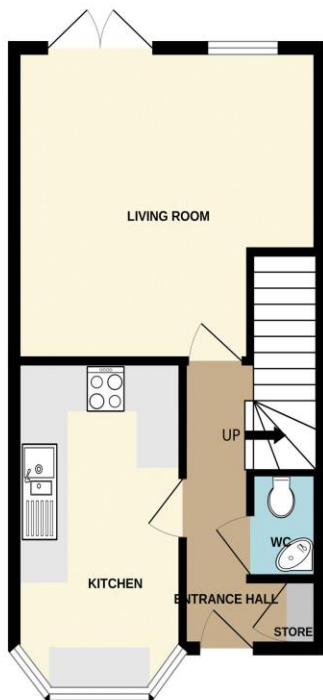


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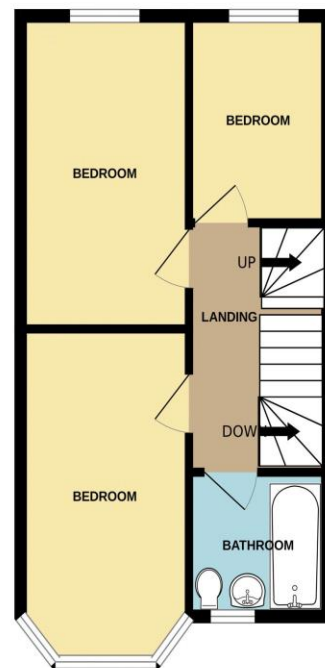


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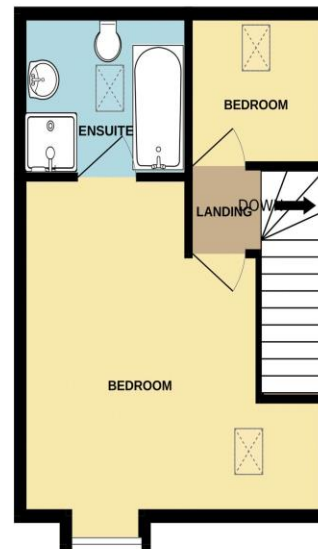
GROUND FLOOR



1ST FLOOR



2ND 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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