



GIBBINS RICHARDS 
Making home moves happen

5 Galloway Drive, Bridgwater TA6 4AN
Guide Price £200,000

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This delightful two bedroom modern end of terrace house is well presented throughout and would make an ideal first time/investment purchase. The accommodation comprises in brief; entrance hall, well equipped kitchen, ground floor cloakroom, sitting room, two first floor double bedrooms and family bathroom. The property is warmed by gas central heating and fully double glazed. Fully enclosed rear garden and off road parking to the front for two vehicles.

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

The nearby town centre of Bridgwater provides an excellent range of shopping, leisure and financial amenities. Bridgwater itself also provides easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

MODERN END TERRACE HOUSE
GROUND FLOOR CLOAKROOM / FIRST FLOOR BATHROOM
WELL EQUIPPED KITCHEN
REMAINDER OF NHBC WARRANTY
TWO DOUBLE FIRST FLOOR BEDROOMS
FULLY DOUBLE GLAZED
GAS CENTRAL HEATING
FULLY ENCLOSED REAR GARDEN
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY ACCESS TO M5 MOTORWAY





Entrance Hall
Kitchen

Stairs to first floor, door to;
13' 1" x 10' 2" (3.99m x 3.09m) Front aspect window. Matching eye and low level units, integrated electric oven, gas hob and fridge/freezer.

Inner Hall
Cloakroom

Doors to cloakroom and sitting room.
4' 6" x 2' 10" (1.37m x 0.86m) Low level WC and wash hand basin.

Sitting Room

13' 0" x 12' 0" (3.95m x 3.66m) Rear aspect French doors to garden.

First Floor Landing
Bedroom 1

Doors to two bedrooms and bathroom.
13' 0" x 11' 0" (3.95m x 3.36m) Dual front aspect windows. Built-in wardrobe.

Bedroom 2

13' 0" x 8' 11" (3.95m x 2.71m) Rear aspect window.

Bathroom

7' 1" x 6' 4" (2.17m x 1.93m) Fitted in a modern white suite comprising low level WC, wash hand basin and bath with overhead electric shower.

Outside

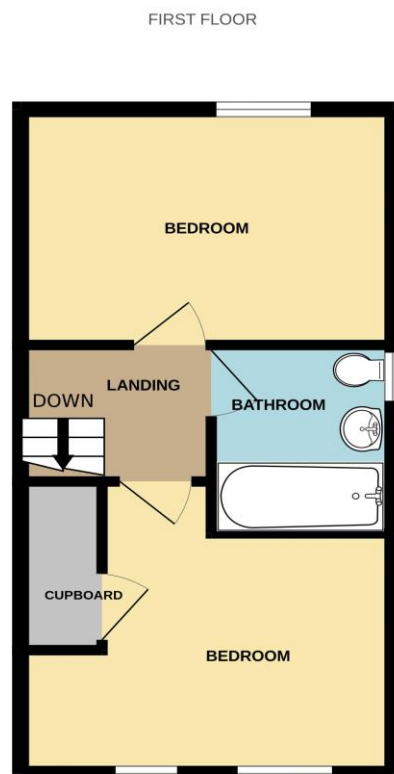
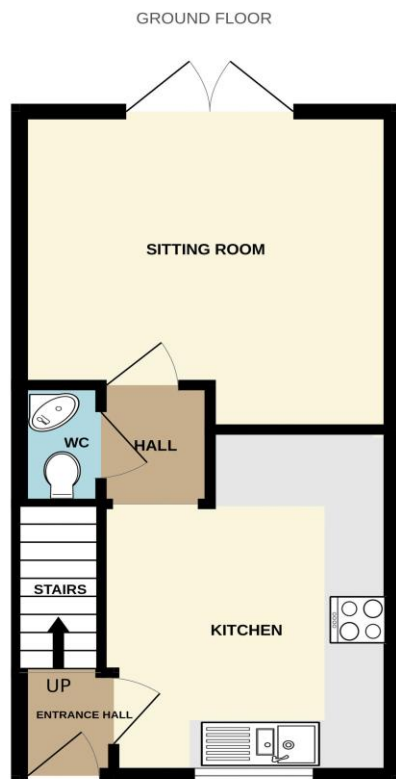
To the front of the property there is off road parking for two vehicles. To the rear is a private and fully enclosed south facing garden laid to patio and lawn with rear access gate.

AGENTS NOTE

This property is subject to an annual fee of approximately £213.28 payable to First Port Management Company towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.

We, Gibbins Richards, are fully disclosing that this property is owned by a member of staff, but that Gibbins Richards will make no financial gain other than their usual commission applicable.





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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