



GIBBINS RICHARDS 
Making home moves happen

14 Quantock Road, Bridgwater TA6 7EQ

£425,000

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A well extended four bedroom detached family home on the favoured west side of Bridgwater, the spacious accommodation includes; large porch, hall, living room, study, dining room, extended kitchen/breakfast room, utility, downstairs cloakroom, conservatory, four bedrooms (en-suite shower room), family bathroom, ample off road parking, integral garage, fully enclosed rear garden.

An internal viewing is highly recommended to fully appreciate this well cared for and extended detached family home providing spacious and versatile accommodation. The property has been enhanced by an extended spacious entrance porch with access to garage/workshop, from the hall there is access to a useful study/office, whilst the living room and dining room are of generous size. The kitchen has also been extended and provides ample storage space with utility area and downstairs cloakroom. A conservatory further compliments the ground floor which opens on to a fully enclosed landscaped rear garden. The first floor provides three generous size double bedrooms, including an en-suite shower to the master bedroom, single bedroom as well as a well equipped family bathroom.

The property is located on the favoured west side of Bridgwater within walking distance of popular primary schools as well as being within the catchment area of 'Haygrove' secondary school as well as access to the picturesque Quantock Hills. The town centre itself is under one mile distant and provides a host of shopping, leisure and cultural facilities together with both M5 and intercity railway access.

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

Total floor area - 1647 sq.ft (153.0 sq.m) approx.

Extended detached family home

Three receptions

Double glazed conservatory

En-suite shower room

Extended kitchen

Ample off road parking

Integral garage

Gas central heating / Double glazed windows

Favoured west side of town



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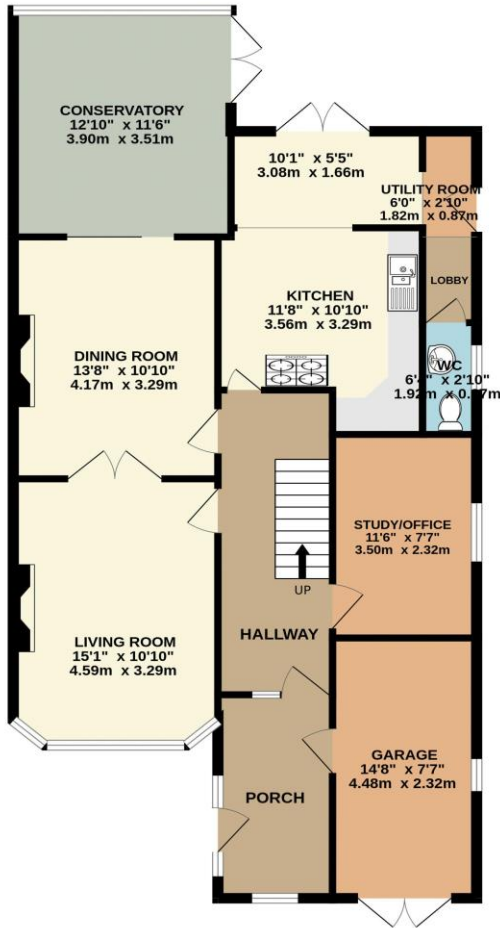
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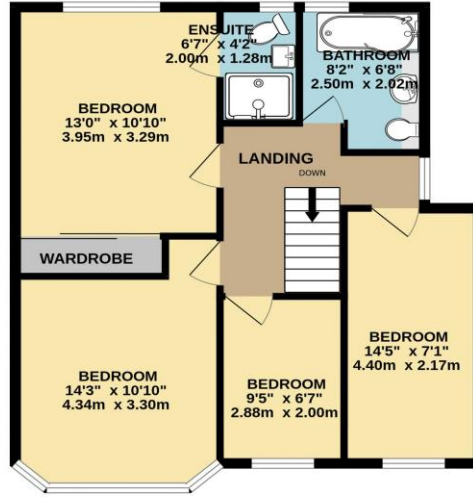
Entrance Porch 11' 5" x 5' 0" (3.48m x 1.52m) Door to;
 Hallway Stairs to first floor with understairs storage cupboard.
 Study/Office 11' 5" x 7' 5" (3.48m x 2.26m)
 Living Room 15' 0" x 11' 0" (4.57m x 3.35m) Double glazed bay window to front aspect. Feature cast iron fireplace. Double doors opening to;
 Dining Room 12' 10" x 11' 0" (3.91m x 3.35m) with feature fireplace recess. Patio doors to conservatory.
 Conservatory 12' 10" x 11' 5" (3.91m x 3.48m) Access to rear garden. Light/power.
 Kitchen/Breakfast Room 16' 2" x 11' 0" (4.92m x 3.35m) reducing to 10' 6" (3.20m) wide in part. The kitchen is well equipped with ample storage units and larder cupboard. Access to rear garden. Archway through to;
 Utility Section Plumbing for washing machine. Door to side.
 Cloakroom WC and wash hand basin.
 First Floor Landing Doors to four bedrooms and bathroom. Access to loft space via pull down ladder, which is boarded with power and light.
 Bedroom 1 12' 10" x 11' 0" (3.91m x 3.35m) with recessed double wardrobe. Door to;
 En-Suite Shower Room Large shower enclosure containing a drop head rain head shower and mixer shower, vanity wash basin, WC and combination gas fired central heating boiler.
 Bedroom 2 12' 10" x 11' 0" (3.91m x 3.35m) Generous size double bedroom with front aspect window.
 Bedroom 3 14' 2" x 7' 2" (4.31m x 2.18m) Front aspect window.
 Bedroom 4 9' 8" x 6' 5" (2.94m x 1.95m) with storage area.
 Family Bathroom 8' 0" x 6' 2" (2.44m x 1.88m) incorporating a 'P' shaped bath with mixer shower and rain head attachment, vanity wash basin and WC.
 Outside To the front of the property there is ample off road parking for up to four vehicles with side access leading to a fully enclosed rear garden. The rear garden contains a paved patio, ornamental gravel section, corner sun deck, timber shed, further raised corner decking area. Outside sink and water. Side pedestrian gate. Outside power supply.



GROUND FLOOR
1035 sq.ft. (96.2 sq.m.) approx.



FIRST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1647 sq.ft. (153.0 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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