



GIBBINS RICHARDS ▲

77 Meadowlands Avenue, Bridgwater TA6 3UF

£247,850

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Making home moves happen

A beautifully presented and larger than average three bedroom end terrace house with garage and parking. The property is located in a popular position on the northern fringe of Bridgwater and overlooks public green to the front. Externally the property has good size gardens to the side and rear, garage and off road parking. Internally, the accommodation is well presented and comprises in brief; entrance hall, sitting room, kitchen and ground floor WC. To the first floor a landing leads to three bedrooms and bathroom and en-suite shower room the master bedroom. The accommodation is fully UPVC double glazed and warmed by mains gas fired central heating and beautifully presented throughout.

Tenure: Freehold / Energy Rating: C-74 / Council Tax Band: C

Bridgwater's town centre lies within easy access and Bridgwater town itself also offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

FULL UPVC DOUBLE GLAZING  
GAS CENTRAL HEATING  
GARAGE / OFF ROAD PARKING  
SOUGHT AFTER POSITION  
IDEAL FOR HINKLEY COMMUTE  
WALKING DISTANCE TO TOWN CENTRE  
OVERLOOKING PUBLIC GREEN TO THE FRONT  
SUPERB PRESENTATION INTERNALLY  
THREE FIRST FLOOR BEDROOMS





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Entrance Hall	10' 10" x 7' 0" (3.30m x 2.13m) Stairs rising to first floor. Doors to WC, kitchen and sitting room. Understairs recess.
Sitting Room	20' 5" x 14' 2" (6.22m x 4.31m) (maximum) Front aspect window. Double opening French doors providing access to rear garden.
Kitchen	12' 3" x 10' 8" (3.73m x 3.25m) Rear aspect window. Door providing access to rear garden. Wall mounted gas combination boiler (concealed). Fitted with a modern range of matching eye and low level units. Space for dining table and chairs.
Ground Floor WC	5' 6" x 4' 11" (1.68m x 1.50m) Fitted with a white two piece matching suite comprising low level WC and wash hand basin.
First Floor Landing	Front aspect window. Doors to three bedrooms and bathroom. Hatch to loft. Door to storage cupboard with heater.
Bedroom 1	12' 7" x 10' 10" (3.83m x 3.30m) Rear aspect window. Double built-in wardrobes. Door to;
En-Suite Shower Room	4' 10" x 3' 10" (1.47m x 1.17m) (excluding shower recess)
Bedroom 2	12' 9" x 10' 3" (3.88m x 3.12m) Rear aspect window. Built-in double wardrobes.
Bedroom 3	10' 2" x 8' 3" (3.10m x 2.51m) (varying width) Front aspect window.
Bathroom	7' 2" x 6' 8" (2.18m x 2.03m) Obscure front aspect window. Fitted with a white three piece matching suite.
Outside	To the side of the property is a single garage with parking in front. Single Garage 17' 6" x 8' 9" (5.33m x 2.66m) has mains lighting and power with roof storage space. The rear garden is fully enclosed by timber fencing predominantly laid to lawn with flower shrub borders. There is also an additional section of garden situated to the side.



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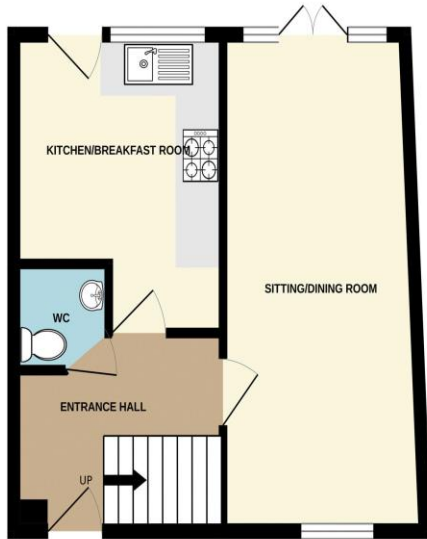


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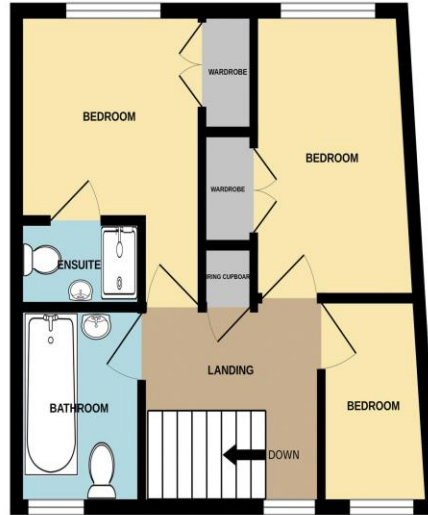


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GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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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17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488  
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk