



GIBBINS RICHARDS 

Sunny Cottage, Four Forks, Spaxton, Nr. Bridgwater TA5 1BW

£219,950

GIBBINS RICHARDS 
Making home moves happen

A well presented three bedroom period cottage within the popular village of Spaxton on the edge of the Quantock Hills an area of outstanding natural beauty. The property benefits from off road parking, modern electric heating and good size garden to the rear. The accommodation comprises in brief; entrance porch, sitting/dining room, kitchen, ground floor bathroom, utility room and separate WC. To the first floor are three bedrooms. The property has potential to be extended to the rear (subject to the necessary planning/building regulations).

Tenure: Freehold / Energy Rating: E / Council Tax Band: A

The village of Spaxton lies approximately five miles from Bridgwater and ten miles from Taunton. The village benefits from a local primary school, public house and village hall which provides an array of local events. Both towns offer an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 24 and 25. Taunton and Bridgwater also offer a mainline intercity railway links.

WELL PRESENTED THREE BEDROOM COTTAGE
POPULAR VILLAGE LOCATION
OFF ROAD PARKING
FULLY ENCLOSED REAR GARDEN
UP-DATED ELECTRIC HEATING
DOUBLE GLAZED
VIEWING ADVISED





GIBBINS RICHARDS

Entrance Porch	18' 10" x 14' 8" (5.74m x 4.47m) Front aspect window.
Sitting/Dining Room	10' 8" x 8' 0" (3.25m x 2.44m) Steps and door leading to utility and door to bathroom.
Kitchen	10' 8" x 8' 0" (3.25m x 2.44m) Steps and door leading to utility and door to bathroom.
Bathroom	8' 4" x 4' 2" (2.54m x 1.27m) With bath with overhead shower and wash hand basin.
Utility	13' 0" x 5' 5" (3.96m x 1.65m) Door to rear and WC.
Ground Floor WC	Low level WC and wash hand basin.
First Floor Landing	
Bedroom 1	9' 11" x 9' 9" (3.03m x 2.98m) Rear aspect window.
Bedroom 2	9' 10" x 8' 4" (3m x 2.54m) Front aspect window.
Bedroom 3	10' 10" x 6' 5" (3.31m x 1.95m) Front aspect window.
Outside	To the front of the property is a gravel area providing off road parking for two vehicles. To the rear is fully enclosed garden measuring approximately 100' (30.46m) in length with timber storage sheds to the rear and patio area adjoining the property. The majority of the garden is laid to lawn. The rear garden contains pedestrian right of way to neighbouring gardens providing access to front.



GIBBINS RICHARDS



GIBBINS RICHARDS

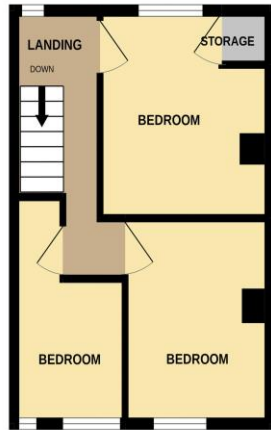


GIBBINS RICHARDS

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.7 sq.m.) approx.
While 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 symbols, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Intergo 12/22



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 £30 + VAT (£36) 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.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk