



GIBBINS RICHARDS 

46 Old Market Road, Bridgwater TA6 4AD

£258,000

GIBBINS RICHARDS 
Making home moves happen

A spacious three bedroom end terrace house located in a popular modern development on Bridgwater's northern fringe. Internally, the accommodation is well presented and arranged over two storeys, fully UPVC double glazed and warmed by mains gas fired central heating. There are gardens to the front and rear and allocated off road parking. Internally the accommodation comprises in brief; entrance hall, cloakroom, sitting room with bay window and kitchen/dining room. To the first floor a landing leads to three bedrooms (master with en-suite shower room) and family bathroom. The property has an open plan area of garden to the front as well allocated off road parking and enclosed garden to the rear. The property is superbly presented and would make ideal low maintenance family home.

Tenure: Freehold / Energy Rating: B-83 / 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.

FULLY UPVC DOUBLE GLAZED
GAS CENTRAL HEATING
FULLY ENCLOSED REAR GARDEN
OFF ROAD PARKING
WALKING DISTANCE TO LOCAL AMENITIES
IDEAL FAMILY HOME
MODERN KITCHEN & SANITARY FITMENTS

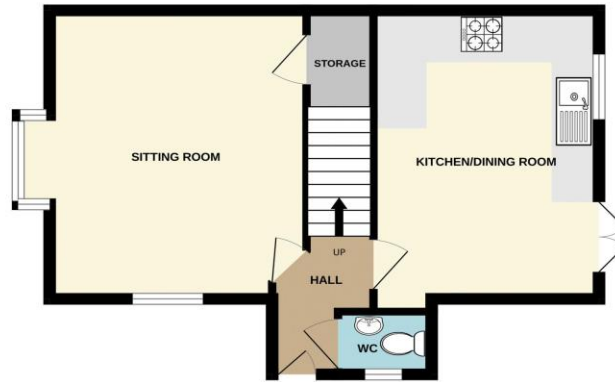




Entrance Hall	
Sitting Room	14' 8" x 13' 6" (4.46m x 4.12m) Front and side aspect windows.
Cloakroom	4' 5" x 3' 2" (1.34m x 0.97m) Front aspect obscure window. Equipped in a modern two piece suite comprising low level WC and wash hand basin.
Kitchen/Dining Room	15' 3" x 10' 7" (4.65m x 3.22m) Rear aspect window. French doors to garden.
First Floor Landing	Doors to three bedrooms and bathroom.
Bedroom 1	13' 9" x 10' 6" (4.18m x 3.21m) Side aspect window.
En-Suite Shower Room	7' 6" x 3' 10" (2.28m x 1.17m) Side aspect obscure window. Equipped in a three piece suite comprising walk-in shower, low level WC and wash hand basin.
Bedroom 2	12' 0" x 9' 10" (3.67m x 2.99m) Front and side aspect windows.
Bedroom 3	8' 5" x 6' 3" (2.57m x 1.91m) Front aspect window.
Family Bathroom	7' 10" x 5' 4" (2.39m x 1.62m) Rear aspect obscure window. Equipped in three piece suite comprising bath, low level WC and wash hand basin.
Outside	To the front is an open plan area of garden with footpath to the front door. Fully enclosed rear garden with access gate to the allocated parking area.
AGENTS NOTE	We are informed that the property will be subject to a Management charge similar to other modern estates when the development has been completed. Full details of this can be sought via your Legal Representative.



GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 817 sq.ft. (75.9 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.



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