



7 Nicholls Close, Bridgwater TA6 7AP

£350,000

GIBBINS RICHARDS 
Making home moves happen

Located in a prestigious development on Bridgwater's west side, this four bedroom detached family home is offered for sale with NO ONWARD CHAIN. The property is located at the end of a quiet cul-de-sac and just a short walk from the town centre. Internally, the accommodation would benefit from some up-dating but offers spacious well proportioned rooms arranged over two storeys. The internal accommodation is fully double glazed and warmed by mains gas fired central heating and comprises in brief; entrance hall, sitting room, dining room, kitchen/breakfast room, utility area, ground floor WC and UPVC conservatory. To the first floor a galleried landing leads to four good size bedrooms (master with en-suite shower room) and family bathroom. Externally the property has off road parking and garage to the front and enclosed private garden to the rear.

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

This good size family home is located at the end of a quiet cul-de-sac and just a stones throw from a public green space. The property is situated on a level plot with off road parking to the front and enclosed private garden to the rear. Bridgwater's town centre lies within easy walking distance. Bridgwater town itself provides easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

FOUR GOOD SIZE BEDROOMS
GARAGE / PARKING
SOUGHT AFTER LOCATION
NO ONWARD CHAIN
INTERNAL UP-DATING REQUIRED
FULLY DOUBLE GLAZED
GAS CENTRAL HEATING
WALKING DISTANCE TO TOWN CENTRE





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Entrance Hall	14' 1" x 3' 1" (4.29m x 0.94m) Stairs rising to first floor. Doors to garage, sitting room and kitchen.
Sitting Room	17' 10" x 11' 11" (5.43m x 3.63m) (maximum) (into front aspect bay window) Door to dining room. Fire surround with wall mounted gas fire.
Kitchen/Breakfast Room	11' 2" x 10' 10" (3.40m x 3.30m) Rear aspect windows. Arch opening to utility area. Fitted with a range of matching eye and low level units.
Utility Area	5' 2" x 2' 10" (1.57m x 0.86m) Door to side access path. Door to;
WC	5' 5" x 2' 10" (1.65m x 0.86m) Side aspect obscure window. Low level WC and wash basin.
Dining Room	10' 10" x 8' 11" (3.30m x 2.72m) Double glazed sliding patio doors to conservatory.
Conservatory	13' 3" x 10' 11" (4.04m x 3.32m) Fully UPVC double glazed with multiple high level opening windows and double opening doors to rear garden. Mains power and lighting.
Garage	15' 11" x 7' 8" (4.85m x 2.34m) Vehicular up and over door to front. Wall mounted 'Glow Worm' gas boiler. High level electric fuse board.
First Floor Galleried Landing	Side aspect window. Doors to four bedrooms and family bathroom. Airing cupboard. Hatch to loft.
Bedroom 1	16' 8" x 13' 1" (5.08m x 3.98m) Two front aspect windows. Built-in wardrobes with mirror fronted concertina door.
En-Suite Shower Room	6' 7" x 5' 1" (2.01m x 1.55m) Side aspect obscure window. Re-fitted with a three piece white suite.
Bedroom 2	10' 5" x 10' 2" (3.17m x 3.10m) Two front aspect windows. Built-in wardrobes.
Bedroom 3	10' 5" x 7' 10" (3.17m x 2.39m) Rear aspect window. Built-in wardrobes.
Bedroom 4	9' 1" x 7' 8" (2.77m x 2.34m) Rear aspect window.
Family Bathroom	6' 10" x 6' 3" (2.08m x 1.90m) Rear aspect obscure window. Fitted with a three piece suite.
Outside	Off road parking to the front leading to garage. Side access path to the rear garden measuring approximately - 35' (10.66m) in depth by 30' (9.14m) in width, fully enclosed by timber fencing, predominantly laid to lawn. Good size timber shed. Outside power socket. Outside tap.



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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