



GIBBINS RICHARDS 

79 Lilliana Way, Wilstock, Bridgwater TA5 2GG
Offers Over £220,000

GIBBINS RICHARDS 
Making home moves happen

NO ONWARD CHAIN

An immaculate three bedroom end terrace house with garage, parking and enclosed landscaped rear garden. The property itself is well presented throughout, fully UPVC double glazed and warmed by mains gas fired central heating. The accommodation comprises in brief of an entrance hall, spacious lounge, ground floor WC, kitchen/breakfast room, three first floor bedrooms (master with en-suite shower room) and family bathroom. Convenient location, south of Bridgwater with easy M5 access.

Tenure: Freehold / Energy Rating: C-77 / Council Tax Band: C

An immaculately presented three bedroom end terrace house situated in a quiet position within the 'Wilstock Village' development. Externally, there is an enclosed landscaped garden to the rear with garage and off road parking located nearby under a coach house. Wilstock Village lies to the south of Bridgwater and is within easy access to the many amenities the town has to offer. The property is also convenient for M5 access at Junction 24 and is approximately eleven miles from the county town of Taunton.

NO ONWARD CHAIN
FULL UPVC DOUBLE GLAZING
GAS CENTRAL HEATING
THREE FIRST FLOOR BEDROOMS
GROUND FLOOR WC / EN-SUITE SHOWER ROOM
MODERN KITCHEN & BATHROOM FITMENTS
ENCLOSED REAR GARDEN
SINGLE GARAGE (TENURE - LEASEHOLD)
OFF ROAD PARKING
SOUTH SIDE LOCATION / CONVENIENT M5 ACCESS





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Entrance Hall
Ground Floor WC
Lounge

Kitchen/Dining Room

First Floor Landing

Bedroom 1

En-Suite Shower Room

Bedroom 2

Bedroom 3

Bathroom

Outside

Garage

AGENTS NOTE

Doors to lounge and ground floor WC. Equipped in a modern white suite. 17' 7" x 15' 0" (5.36m x 4.57m) stairs to first floor.

15' 0" x 9' 0" (4.57m x 2.74m) double glazed French doors to rear garden. Equipped with a range of white gloss floor and wall cupboards with solid oak work tops. Gas hob with extractor over and built-in electric oven.

11' 9" x 8' 5" (3.58m x 2.56m) (excluding wardrobes) with 'Juliet' balcony.

Equipped in a modern white suite.

10' 2" x 8' 5" (3.10m x 2.56m)

8' 8" x 6' 3" (2.64m x 1.90m)

Equipped in a modern three piece suite with shower over bath.

Enclosed garden to rear.

(beneath coach house) off road parking to front.

Please note the tenure of the property is 'freehold' but the garage tenure is 'leasehold' with a 999 year Lease from 1st January 2010. Full details of the Lease can be verified by your Legal Representative.



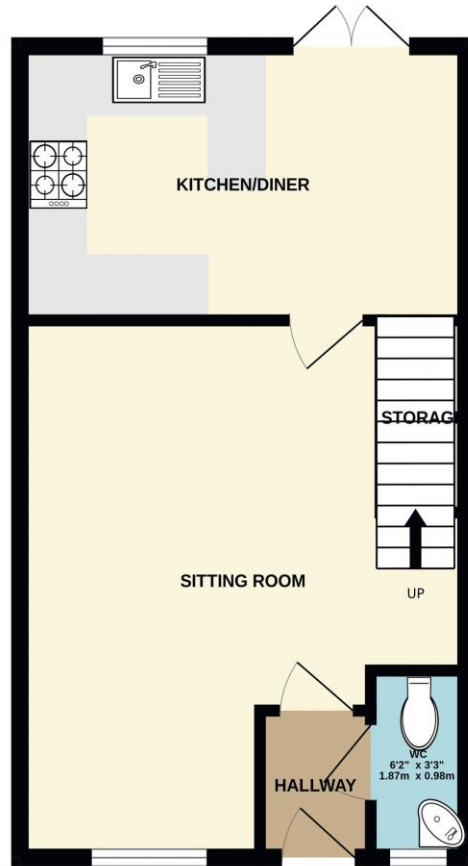
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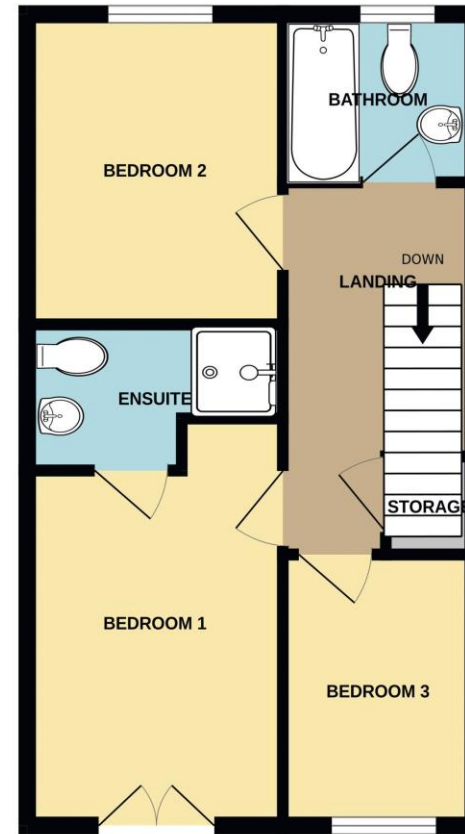
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GROUND FLOOR



1ST FLOOR



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.

