



GIBBINS RICHARDS 

1 Rosa Place, Wilstock Village, Bridgwater TA5 2RZ

£259,000

GIBBINS RICHARDS 
Making home moves happen

A smart three bedroom semi-detached house located on the popular 'Wilstock Village' development. The property benefits from gas central heating, off road parking for multiple vehicles, single garage, fully enclosed rear garden and full UPVC double glazing throughout. The accommodation comprises in brief; entrance hall, sitting room, kitchen/dining room, utility area and ground floor cloakroom. To the first floor are three bedrooms (master with en-suite shower room) and family bathroom.

Tenure: Freehold / Energy Rating: B-83 / Council Tax Band: C

The property is located within easy access to Bridgwater's town centre. Bridgwater itself offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

NO ONWARD CHAIN
THREE BEDROOM SEMI DETACHED HOUSE
WILSTOCK VILLAGE
EASY ACCESS TO THE M5 MOTORWAY
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
FULLY ENCLOSED REAR GARDEN
SINGLE GARAGE / MULTIPLE OFF ROAD PARKING





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Entrance Hall	Leading to sitting room. Stairs to first floor.
Sitting Room	14' 1" x 12' 2" (4.3m x 3.7m) Front aspect window. Understairs storage cupboard.
Kitchen/Dining Room	12' 6" x 11' 10" (3.8m x 3.6m) French doors to rear garden. Built-in dishwasher, fridge/freezer, electric hob and oven.
Utility Area	5' 11" x 3' 3" (1.8m x 1.0m) Space and plumbing for washing machine.
Cloakroom	5' 11" x 3' 3" (1.8m x 1.0m) Equipped in a two piece suite comprising low level WC and wash hand basin.
First Floor Landing	Doors to three bedrooms and family bathroom.
Bedroom 1	9' 6" x 8' 10" (2.9m x 2.7m) Rear aspect window. Built-in wardrobes. Door to;
En-Suite Shower Room	8' 2" x 3' 11" (2.5m x 1.2m) Rear aspect obscure window. Equipped in a three piece suite comprising low level WC, wash hand basin and shower enclosure.
Bedroom 2	9' 10" x 8' 10" (3.0m x 2.7m) Front aspect window.
Bedroom 3	6' 11" x 6' 3" (2.1m x 1.9m) Front aspect window. Over stairs storage cupboard.
Family Bathroom	7' 7" x 5' 7" (2.3m x 1.7m) Side aspect obscure window. Equipped in a three piece suite comprising low level WC, wash hand basin and bath. Heated towel rail.
Outside	To the rear is a fully enclosed garden laid to patio and lawn with access door into garage and parking.
Garage	20' 4" x 10' 2" (6.2m x 3.1m) Vehicular up and over door to front. Power and lighting. Off road parking to the front.
AGENTS NOTE	Please note there is a Management Charge payable on this property to Wilstock Village 3B Management Company Ltd of £149.00 per annum towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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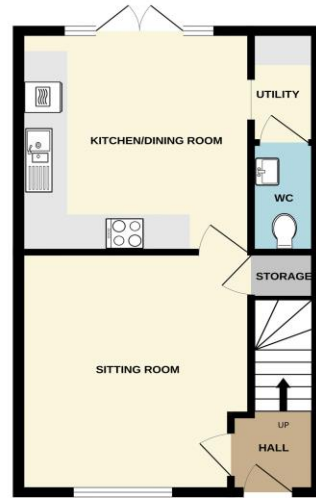


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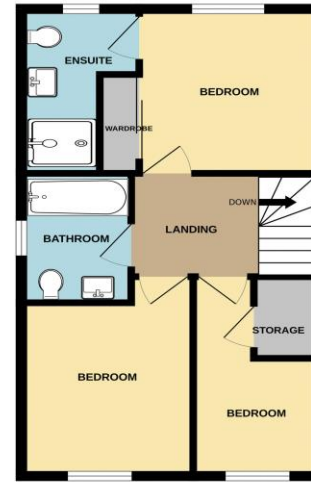


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GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 boundaries, fixtures 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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