



GIBBINS RICHARDS 

56 Willoughby Road, Bridgwater TA6 7LZ

£265,000

GIBBINS RICHARDS   
Making home moves happen

A spacious well proportioned two bedroom semi detached bungalow located on Bridgwater's favoured west side. The property is offered for sale with NO ONWARD CHAIN and is generally well presented throughout. Internally, the accommodation comprises in brief; entrance lobby, entrance hall, sitting room, two double bedrooms, kitchen/breakfast room, shower room and UPVC conservatory. There is off road parking and garage to the front and good size private garden to the rear.

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

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

NO ONWARD CHAIN  
TWO DOUBLE BEDROOMS  
MAINS GAS FIRED CENTRAL HEATING  
FULLY DOUBLE GLAZED  
GOOD SIZE REAR GARDEN  
GARAGE / OFF ROAD PARKING  
SOUGHT AFTER WEST SIDE LOCATION





GIBBINS RICHARDS ▲

Entrance Lobby  
Entrance Hallway

Sitting Room

Kitchen/Breakfast Room

Bedroom 1

Bedroom 2

Conservatory

Shower Room

Outside

17' 9" x 3' 7" (5.41m x 1.09m) Hatch to loft, doors to two bedrooms, kitchen/breakfast room, sitting room and shower room.

14' 10" x 16' 8" (4.52m x 5.08m) (into bay window) Dual aspect windows to front and side. Gas fire with stone surround.

14' 11" x 11' 4" (4.54m x 3.45m) Rear aspect window. Door to garage.

12' 10" x 10' 10" (3.91m x 3.30m) Front aspect window. Built-in wardrobes.

11' 4" x 10' 10" (3.45m x 3.30m) Rear aspect window. Door to conservatory. Built-in storage.

11' 0" x 10' 10" (3.35m x 3.30m) Door to rear garden. Multiple high level opening windows.

6' 10" x 5' 6" (2.08m x 1.68m) Rear aspect obscure window. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin, walk-in shower with Mira electric shower.

Small area of front garden laid to gravel with shrub flower borders. Concrete driveway providing off road parking and leading to GARAGE. The rear garden measures approximately - 85' (25.89m) in length and is fully enclosed by timber fencing and mature hedgerows. There is a paved patio area adjoining the property providing pleasant seating space with doors to garage and conservatory. The rear garden is planted with a variety of mature shrubs and trees and offers a good degree of privacy.



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲

GROUND FLOOR  
1085 sq.ft. (100.8 sq.m.) approx.



TOTAL FLOOR AREA: 1085 sq.ft. (100.8 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.  
Made with Metrofax ©2023

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