

56 Willoughby Road, Bridgwater TA6 7LZ £265,000



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









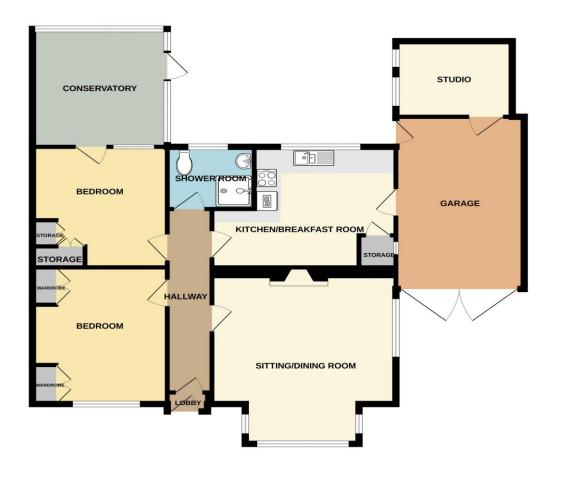


Entrance Lobby	
Entrance Hallway	17' 9'' x 3
	to two b
	room an
Sitting Room	14' 10'' x
	window)
	Gas fire v
Kitchen/Breakfast Room	14' 11'' x
	window.
Bedroom 1	12' 10'' x
	window.
Bedroom 2	11' 4'' x 3
	window.
Conservatory	11' 0'' x 1
	garden.
Shower Room	6' 10'' x 5
	obscure
	comprisi
	basin, wa
Outside	Small are
	shrub flo
	providing
	GARAGE
	approxin
	enclosed
	hedgero
	adjoining
	snace wi

3' 7'' (5.41m x 1.09m) Hatch to loft, doors pedrooms, kitchen/breakfast room, sitting d shower room. (into bay) (16' 8'' (4.52m x 5.08m) Dual aspect windows to front and side. with stone surround. x 11' 4'' (4.54m x 3.45m) Rear aspect Door to garage. (10' 10'' (3.91m x 3.30m) Front aspect Built-in wardrobes. 10' 10'' (3.45m x 3.30m) Rear aspect Door to conservatory. Built-in storage. 10' 10'' (3.35m x 3.30m) Door to rear Multiple high level opening windows. 5' 6'' (2.08m x 1.68m) Rear aspect window. Fitted with a three piece suite ing low level WC, pedestal wash hand alk-in shower with Mira electric shower. ea of front garden laid to gravel with ower borders. Concrete driveway g off road parking and leading to The rear garden measures mately - 85' (25.89m) in length and is fully d by timber fencing and mature ows. There is a paved patio area g 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.



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







TOTAL FLOOR AREA: 1085 sq.ft. (100.8 sq.m.) approx. Whits every etermine has been make to ensure the accuracy of the floophilan contained here, measurements of doors, windows, rooms and any other tenns are approximate and no responsibility is taken for any error, omission or mis-isatement. This pains for distantistic purposes only and should be used as such by any prospective purchase. The services, systems and appliances shown have not been tested and no guarante and the services and appliances shown have not been tested and no guarante and the services and appliances shown have not been tested and no guarante and the services are applied to the services and appliances and the services are applied to the services and the services are applied to the services and the services are applied to the services and the services are applied to the service and the services are applied to the services and the services are applied to the services are ap

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.

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