



GIBBINS RICHARDS 

20 Sunnybank Road, Bridgwater TA6 6JJ

£225,000

GIBBINS RICHARDS 
Making home moves happen

A fantastic refurbished three bedroom mid terrace house with off road parking for multiple vehicles, fully enclosed rear garden warmed via gas central heating and UPVC double glazed throughout. The accommodation comprises in brief; entrance hallway, sitting room, spacious kitchen/dining room, three first floor bedrooms and family bathroom. Externally to the rear is an outbuilding with plumbing for utilities along with shared rear access passage way.

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

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

FULLY REFURBISHED
OFF ROAD PARKING
ENCLOSED REAR GARDEN
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY ACCESS TO THE M5
THREE BEDROOM TERRACE HOUSE
GAS CENTRAL HEATING
FULLY DOUBLE GLAZED
IDEAL FAMILY HOME/INVESTMENT PURCHASE





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Entrance Hallway
Sitting Room

Kitchen/Diner

First Floor Landing
Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Outside

Utility Area

AGENTS NOTE

Stairs to first floor.

13' 5" x 12' 2" (4.1m x 3.7m) Front aspect window.

Kitchen Area : 11' 6" x 8' 2" (3.5m x 2.5m) Rear aspect window. Integrated gas hob, oven.

Dining Area : 9' 10" x 9' 2" (3.m x 2.8m) French doors to rear garden. Boiler cupboard.

Doors to three bedrooms and bathroom. 13' 5" x 12' 2" (4.1m x 3.7m) Dual front aspect windows.

11' 6" x 8' 6" (3.5m x 2.6m) Rear aspect window.

10' 2" x 9' 6" (3.1m x 2.9m) Front aspect window. Wardrobe.

10' 2" x 7' 3" (3.1m x 2.2m) Dual rear aspect obscure windows. WC, wash hand basin, bath with overhead shower. Heated towel rail.

Off road parking to the front. Fully enclosed rear garden with patio and lawn. Shared alleyway.

9' 10" x 9' 2" (3.m x 2.8m) Additional storage space. Plumbing for washing machine. Power and lighting. WC.

We have been informed that the solar panels are leased, and further information can be sought via your legal representative.



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OUTBUILDING
127 sq.ft. (11.8 sq.m.) approx.



GROUND FLOOR
440 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 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.
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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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