



GIBBINS RICHARDS 

26 Nokoto Drive, Stockmoor, Bridgwater TA6 6WT

£235,000

GIBBINS RICHARDS   
Making home moves happen



A well proportioned three/four bedroom town house located on the popular 'Stockmoor Village' development. The property benefits from UPVC double glazing throughout, gas central heating, off road parking and is within immediate access to shops and amenities. The accommodation comprises in brief; entrance hall, reception room/bedroom, cloakroom and kitchen/diner. To the first floor is the sitting room, bedroom and shower room, two further bedrooms and family bathroom to the second floor. Fully enclosed low maintenance rear garden.

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

The property is located in a pleasant position within the 'Stockmoor' development which is just south of Bridgwater and provides easy access to the M5 motorway at Junction 24. It is also within walking distance to local shops and school.

WELL PROPORTIONED FAMILY HOME  
OFF ROAD PARKING  
GAS CENTRAL HEATING  
UPVC DOUBLE GLAZING  
LOW MAINTENANCE REAR GARDEN  
EASY ACCESS TO THE M5 MOTORWAY & TOWN CENTRE  
WALKING DISTANCE TO LOCAL AMENITIES  
3/4 BEDROOMS  
CLOAKROOM / SHOWER ROOM / FAMILY BATHROOM



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Entrance Hallway  
 Leading to ground floor reception room/bedroom, WC and kitchen/diner.

Reception Room/  
 Bedroom  
 12' 1" x 7' 2" (3.68m x 2.18m) Front aspect window.

WC  
 WC and wash basin.

Kitchen/Diner  
 11' 8" x 11' 7" (3.55m x 3.53m) Rear aspect window and door to garden. Fitted with a modern range of units.

First Floor Landing  
 Doors to sitting room, bedroom and shower room.

Bedroom 2  
 11' 7" x 7' 6" (3.53m x 2.28m) Front aspect window and Juliet balcony.

Sitting Room  
 11' 9" x 11' 8" (3.58m x 3.55m) Dual rear aspect Juliet balconies.

Shower Room  
 Fitted in a modern white suite comprising low level WC, wash basin and enclosed shower cubicle.

Second Floor Landing  
 Doors to two bedrooms, family bathroom and storage cupboard.

Bedroom 1  
 11' 8" x 11' 5" (3.55m x 3.48m) Dual rear aspect windows.

Bedroom 3  
 11' 5" x 6' 5" (3.48m x 1.95m) Front aspect window.

Family Bathroom  
 Fitted in a modern white suite comprising low level WC, wash basin and bath with overhead shower.

Outside  
 To the rear is a fully enclosed garden laid to patio, decking and artificial lawn. Rear access gate to the parking area.

AGENTS NOTE  
 This property is subject to an annual fee of approximately £278.00 payable to Stonewater towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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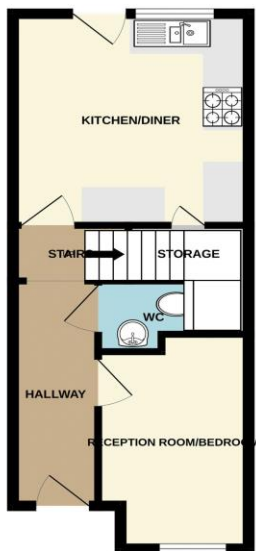


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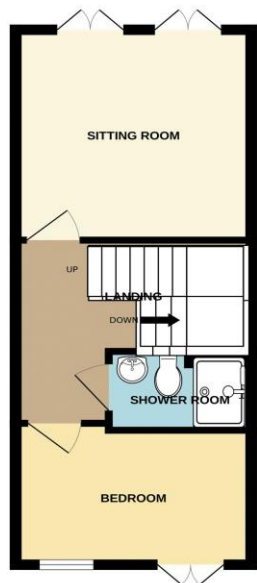


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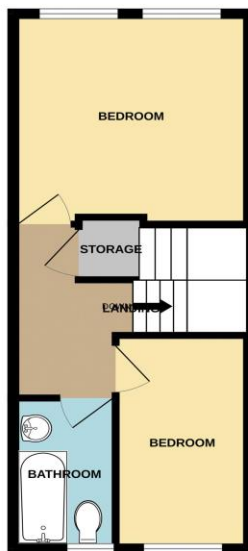
GROUND FLOOR  
342 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



2ND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.4 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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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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