



GIBBINS RICHARDS 

15 Bonita Drive, Wembdon, Bridgwater TA6 7AU

£315,000

GIBBINS RICHARDS 
Making home moves happen

A well proportioned four bedroom semi-detached town house located on the west side of Bridgwater just off the 'NDR'. The property benefits from UPVC double glazing throughout, gas central heating, off road parking and single garage. The accommodation comprises in brief; entrance hallway, cloakroom, kitchen, family/dining room. To the first floor is the sitting room (bedroom), bedroom and family bathroom, to the second floor are two further bedrooms (master with en-suite shower room) and further shower room. Fully enclosed and landscaped rear garden.

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

The property is positioned amongst similar homes in this popular residential pocket on the north/west of Bridgwater. Both primary and secondary schools are accessible within walking distance. The nearby town centre of Bridgwater offers an excellent range of shopping, leisure and

FOUR BEDROOM SEMI-DETACHED TOWN HOUSE
POPULAR LOCATION
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY ACCESS TO THE M5 MOTORWAY
GAS CENTRAL HEATING
FULLY UPVC DOUBLE GLAZED
GROUND FLOOR WC / FAMILY BATHROOM / FAMILY SHOWER ROOM / EN-SUITE SHOWER ROOM
GARAGE / OFF ROAD PARKING
FULLY LANDSCAPED REAR GARDEN
IDEAL FAMILY HOME





GIBBINS RICHARDS

Entrance Hallway	Leading to kitchen, cloakroom and family/dining room. Understairs storage cupboard.
Kitchen	11' 6" x 8' 2" (3.5m x 2.5m) Front aspect window. Space and plumbing for washing machine and dishwasher. Gas hob and electric oven.
Cloakroom	5' 11" x 3' 3" (1.8m x 1.m) Side aspect obscure window. WC and wash hand basin.
Family/Dining Room	15' 5" x 12' 2" (4.7m x 3.7m) French doors to rear garden.
First Floor Landing	Front aspect window. Doors to second reception room, bedroom and family bathroom.
Sitting Room	15' 5" x 10' 10" (4.7m x 3.3m) Rear aspect window. Juliet balcony.
Bathroom	8' 2" x 6' 3" (2.5m x 1.9m) Side aspect obscure window. WC, wash hand basin and bath with overheard electric shower.
Bedroom 3	9' 2" x 8' 2" (2.8m x 2.5m) Front aspect window.
Second Floor Landing	Doors to two bedrooms and shower room. Storage cupboard. Loft hatch.
Bedroom 1	11' 10" x 10' 10" (3.6m x 3.3m) Rear aspect window.
En-Suite Shower Room	7' 10" x 3' 3" (2.4m x 1.m) WC, wash hand basin, walk-in shower.
Bedroom 2	15' 5" x 9' 2" (4.7m x 2.8m) Front aspect window.
Shower Room	7' 10" x 3' 11" (2.4m x 1.2m) WC, wash hand basin, walk-in shower.
Outside	To the rear is a fully landscaped garden laid to patio and artificial lawn with side access gate to the front parking area.



GIBBINS RICHARDS

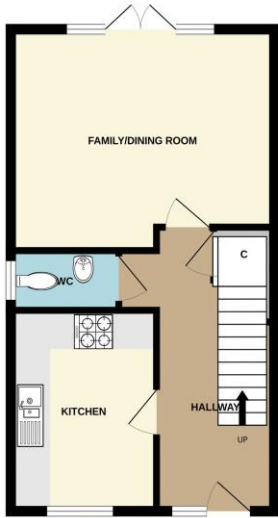


GIBBINS RICHARDS



GIBBINS RICHARDS

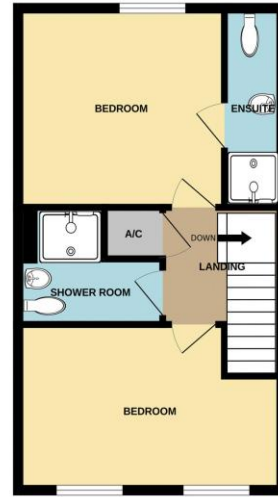
GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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 Metropix ©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