



GIBBINS RICHARDS ▲

7 Bouverie Road, Bridgwater TA6 7EL

£305,000

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Making home moves happen

A well proportioned three bedroom semi-detached house situated in a pleasant tucked away position. The accommodation comprises in brief; entrance hall, kitchen, ground floor cloakroom, sitting/dining room, conservatory, three first floor bedrooms and four piece family bathroom. Front and rear gardens, single garage, store room and off road parking. The property also benefits from double glazing and warmed by gas central heating.

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

The property is located just to the west of Bridgwater and offers easy access to the M5 motorway at both Junctions 23 and J24. Bridgwater town itself, is just a short walk away and provides an excellent range of shopping, leisure and financial amenities as well as a mainline intercity railway station.

THREE BEDROOM SEMI-DETACHED HOUSE  
SINGLE GARAGE  
OFF ROAD PARKING  
FULLY ENCLOSED LOW MAINTENANCE REAR GARDEN  
FULLY DOUBLE GLAZED  
GAS CENTRAL HEATING  
PRIVATE TUCKED AWAY LOCATION  
IDEAL FAMILY HOME





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Entrance Hall	Doors to kitchen, sitting/dining room and WC. Stairs to first floor. Storage cupboard.
WC	5' 2" x 4' 4" (1.57m x 1.32m) Front aspect obscure window. WC and wash hand basin.
Kitchen	12' 9" x 8' 7" (3.88m x 2.61m) Front aspect window. Comprehensively fitted with matching floor and wall cupboards. Integrated oven and hob.
Sitting/Dining Room	20' 6" x 13' 2" (6.24m x 4.01m) Rear aspect window and sliding doors into;
Conservatory	17' 1" x 9' 10" (5.20m x 2.99m) French doors to rear garden.
Lobby	Access to front and rear. Door into store.
First Floor Landing	Doors to three bedrooms and bathroom. Airing cupboard. Hatch to partially boarded loft with pull down ladder.
Bedroom 1	12' 4" x 9' 0" (3.76m x 2.74m) Front aspect window. Built-in wardrobe.
Bedroom 2	11' 8" x 9' 0" (3.55m x 2.74m) Rear aspect window. Built-in wardrobe.
Bedroom 3	11' 6" x 9' 4" (3.50m x 2.84m) Rear aspect window. Built-in wardrobes.
Family Bathroom	11' 6" x 5' 6" (3.50m x 1.68m) Dual front aspect obscure windows. Fitted in a four piece suite comprising shower enclosure, bath, vanity wash hand basin and low level WC.
Outside	To the front of the property there is a section of garden and off road parking in front of the single garage. To the rear is a fully enclosed low maintenance garden laid to patio and gravel.
Single Garage	17' 1" x 9' 8" (5.20m x 2.94m)
AGENTS NOTE	Bouverie Road is a private unadopted road and therefore any future maintenance costs would be shared equally between all residents. The road was resurfaced in 2006.



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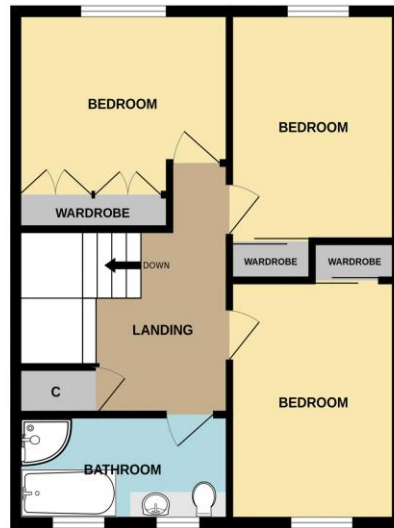


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GROUND FLOOR  
982 sq.ft. (91.2 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.8 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.  
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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.



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