



GIBBINS RICHARDS 

39 Somerton Close, Bridgwater TA6 4JX

£215,000

GIBBINS RICHARDS 
Making home moves happen

A well proportioned three bedroom mid terrace town house located on the east side of Bridgwater. The property is warmed via gas central heating, off road parking and fully enclosed rear garden. The accommodation comprises in brief; entrance hallway, integral garage, utility room, cloakroom, lean-to, first floor kitchen/dining room and sitting room. To the second floor and three good size bedrooms and family bathroom.

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

The property has a useful range of local shops within easy walking distance, whilst a much wider range of shopping, leisure and financial amenities can be found in Bridgwater's town centre. Bridgwater itself also provides easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

NO ONWARD CHAIN
THREE STOREY TOWN HOUSE
WELL PROPORTIONED ACCOMMODATION
EAST SIDE OF BRIDGWATER
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY ACCESS TO THE M5
GAS CENTRAL HEATING
IDEAL FIRST TIME/INVESTMENT PURCHASE
FULLY ENCLOSED REAR GARDEN





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Entrance Hallway	Leading to garage, utility room. WC and lean-to.
Garage	15' 5" x 8' 6" (4.7m x 2.6m) Rear storage cupboard. Up and over garage door. Power and lighting.
Utility Room	5' 7" x 4' 11" (1.7m x 1.5m) Rear aspect window. Space and plumbing for washing machine. Sink.
WC	5' 3" x 2' 11" (1.6m x 0.9m) Side aspect obscure window. WC and wash basin.
Lean-to	11' 6" x 7' 10" (3.5m x 2.4m) Sliding door to rear garden. Storage cupboard.
First Floor	
Kitchen/Dining Room	14' 9" x 14' 5" (4.5m x 4.4m) Dual rear aspect windows. Integrated electric hob and oven.
Sitting Room	13' 9" x 13' 5" (4.2m x 4.1m) Dual front aspect windows.
Second Floor Landing	Doors to three bedrooms and family bathroom. Door to storage cupboard.
Bedroom 1	14' 5" x 8' 6" (4.4m x 2.6m) Front aspect window. Built-in wardrobe.
Bedroom 2	11' 6" x 8' 6" (3.5m x 2.6m) Rear aspect window. Built-in wardrobe.
Bedroom 3	8' 2" x 5' 11" (2.5m x 1.8m) Front aspect window. Storage cupboard.
Family Bathroom	Rear aspect obscure window. Fitted in a three piece suite comprising WC, wash basin and bath with overhead shower.
Outside	To the front of the property there is off road parking in front of the integral garage. To the rear is a fully enclosed garden with rear access gate to the back lane.



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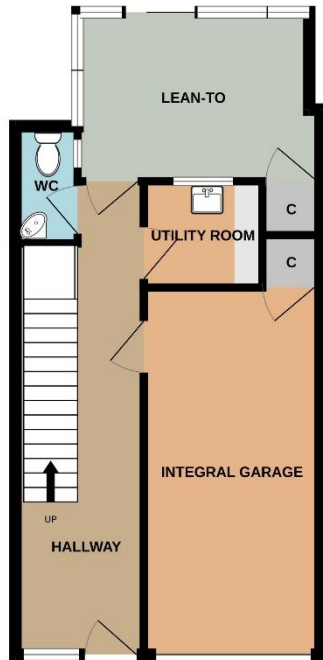


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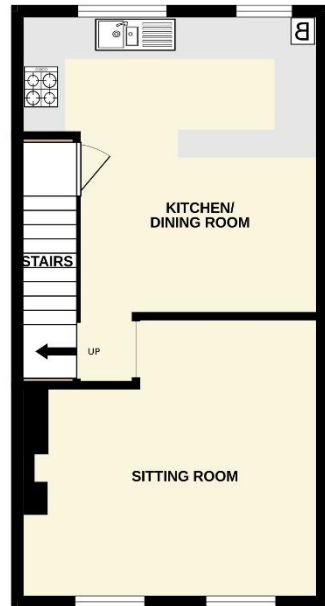


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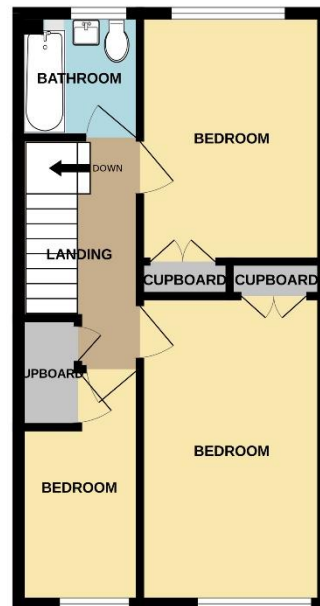
GROUND FLOOR
425 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



2ND FLOOR
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.4 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.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk