



GIBBINS RICHARDS 

6 Sandpiper Road, Bridgwater TA6 5QU

£219,995

GIBBINS RICHARDS   
Making home moves happen

AVAILABLE WITH NO ONWARD CHAIN. A well presented two bedroom semi-detached property with side driveway, garage, large conservatory addition, downstairs cloakroom/utility. Low maintenance rear garden. The accommodation consists of; entrance hall with stairs to first floor, sitting room with archway to dining room with access to kitchen, utility/cloakroom, internal access to garage. Large conservatory addition. Two double bedrooms and first floor re-fitted shower room.

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

An internal viewing is highly recommended to fully appreciate this well presented semi-detached home which benefits from replacement double glazed windows and gas central heating. The property benefits from a large double glazed conservatory addition as well as a most useful downstairs cloakroom and utility. The property is located on the popular 'Blakespool Park' development which is within walking distance of the town centre itself which boasts a wide and comprehensive range of facilities.

NO ONWARD CHAIN  
POPULAR 'BLAKESPOOL PARK' DEVELOPMENT  
LOW MAINTENANCE FRONT & REAR GARDENS  
IDEAL FIRST TIME / INVESTMENT PURCHASE  
FULLY DOUBLE GLAZED  
GAS CENTRAL HEATING  
WALKING DISTANCE TO TOWN CENTRE  
OFF ROAD PARKING / GARAGE  
TWO FIRST FLOOR BEDROOMS  
MODERN SANITARY FITMENTS





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Entrance Hall Sitting Room	Stairs to first floor. 13' 5" x 10' 5" (4.09m x 3.17m) Fireplace surround with living flame gas fire. Understairs recess. Double glazed bow window to front aspect. Archway to;
Dining Area	9' 5" x 6' 8" (2.87m x 2.03m) Double glazed door to conservatory.
Conservatory	17' 2" x 14' 5" (5.23m x 4.39m) With access to rear garden, as well as access to lobby area.
Kitchen	9' 5" x 6' 5" (2.87m x 1.95m) (which is accessed off dining area) with built-in double oven and electric hob, built-in fridge unit, door to lobby and access to garage and access to cloakroom/utility.
Cloakroom/Utility	WC, space and plumbing for washing machine, single drainer sink unit.
First Floor Landing	Airing/linen cupboard. Access to loft space via pull down ladder.
Bedroom 1	13' 0" x 9' 5" (3.96m x 2.87m) (max) Built-in storage cupboards. Built-in double wardrobe unit.
Bedroom 2	9' 5" x 7' 0" (2.87m x 2.13m) Built-in wardrobe.
Shower Room	6' 2" x 5' 8" (1.88m x 1.73m) Shower enclosure with electric shower unit, vanity wash basin, low level WC. Fully tiled walls.
Outside	To the front of the property there is low maintenance front garden with side driveway leading to an attached garage which can also be accessed via the lobby. To the rear of the property there is a low maintenance brick paviour garden with large timber work shed and adjoining tool store. The garden itself is fully enclosed by surrounding fence work and part brick walling.
Garage	14' 8" x 7' 8" (4.47m x 2.34m) With light and power. Heating.



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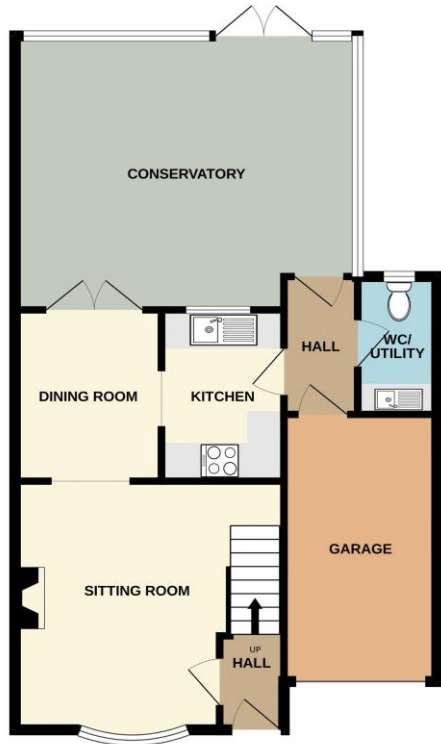


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GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA - 1039 sq.ft. (96.5 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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