



GIBBINS RICHARDS 

31 Sandpiper Road, Bridgwater TA6 5QU

£233,950

GIBBINS RICHARDS 
Making home moves happen

A three bedroom end terrace property located in a popular area within easy reach of the town centre. The accommodation incorporates: lobby, sitting room, re-fitted kitchen/dining room with built-in appliances, three first floor bedrooms and re-fitted shower room. Ample off road parking, above average size rear garden. NO CHAIN.

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

This end terrace property enjoys a tucked away location within the sought development of 'Blakespool Park'. The property is therefore within easy reach of the town centre itself which boasts a wide and comprehensive range of facilities.

THREE BEDROOM END TERRACE HOUSE
POPULAR LOCATION
WALKING DISTANCE TO TOWN CENTRE
RE-FITTED KITCHEN & SHOWER ROOM
GAS CENTRAL HEATING
DOUBLE GLAZING
LOW MAINTENANCE REAR GARDEN
NO ONWARD CHAIN





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Entrance Lobby
Sitting Room

15' 6" x 13' 8" (4.72m x 4.16m) Stairs rising to first floor. Fireplace surround with electric convector fire and understairs recess.

Kitchen/Diner

13' 8" x 8' 10" (4.16m x 2.69m) re-fitted with an extensive range of floor and wall cupboard units with built-in appliances to include fridge/freezer unit, double oven and gas hob, built-in tumble dryer. Concealed gas fired combination boiler. Access to rear garden.

First Floor Landing
Bedroom 1

10' 6" x 8' 8" (3.20m x 2.64m) incorporating a double recessed wardrobe as well as an over stairs storage/linen cupboard.

Bedroom 2

10' 5" x 7' 8" (3.17m x 2.34m)

Bedroom 3

7' 6" x 5' 9" (2.28m x 1.75m)

Shower Room

7' 6" x 5' 2" (2.28m x 1.57m) Re-fitted incorporating a double shower enclosure, vanity wash basin, low level WC. Towel radiator.

Outside

To the front of the property there is a brick paved driveway providing ample off road parking. Double timber gates leads to a fully enclosed garden laid to a large gravelled section and patio/seating area.. Timber storage shed. Walled and fenced borders.



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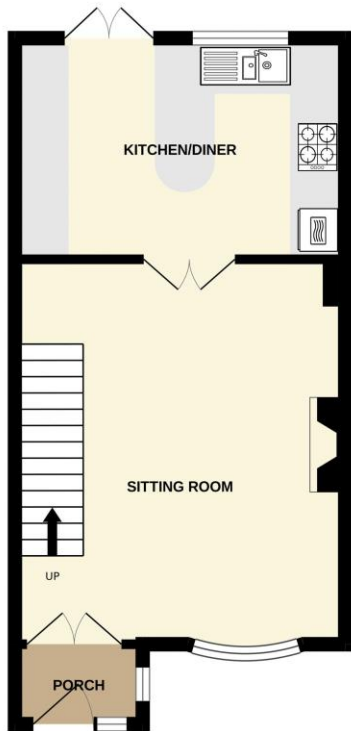


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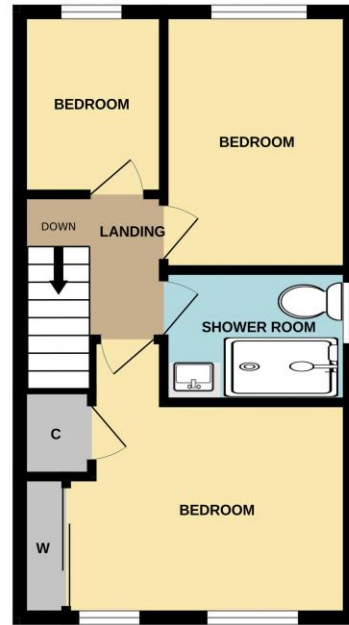


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GROUND FLOOR



1ST FLOOR



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.

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