



GIBBINS RICHARDS 

4 Viscount Square, Bridgwater TA6 3TZ

£235,000

GIBBINS RICHARDS   
Making home moves happen



A well proportioned three bedroom town house located on the popular 'NDR' development. The property benefits from three good size double bedrooms (master with en-suite shower room). Walking distance to local shops and amenities and within easy access to Hinkley Point pick-up points. The accommodation comprises in brief; entrance hallway, cloakroom, kitchen, sitting/dining room, two first floor bedrooms and family bathroom and a further master bedroom with en-suite and walk-in dressing area to the second floor. Externally to the rear is a private enclosed low maintenance garden laid to patio and astro turf. Single garage.

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

The property is within walking distance of local primary and secondary schooling of good reputation and its within reasonable walking distance of local convenience store on Chilton Street. For those requiring a more comprehensive range of shopping and leisure facilities, the town of Bridgwater provides a pedestrian Fore Street and covered shopping precinct. The property is near motorway access Junction 23 of the M5 that can be accessed conveniently at the Puriton interchange a short drive away.

NO ONWARD CHAIN  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
CLOSE TO HINKLEY POINT PICK-UP POINTS  
GAS CENTRAL HEATING  
UPVC DOUBLE GLAZING THROUGHOUT  
THREE GOOD SIZE BEDROOMS  
GROUND FLOOR CLOAKROOM / FIRST FLOOR BATHROOM / EN-SUITE  
SHOWER ROOM  
WELL PROPORTIONED ACCOMMODATION  
FULLY ENCLOSED REAR GARDEN  
SINGLE GARAGE







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Entrance Hallway	Leading to cloakroom, kitchen and sitting room. Stairs to first floor. Storage cupboard.
Kitchen	12' 6" x 5' 11" (3.8m x 1.8m) Front aspect window. Gas hob and electric oven. Plumbing for washing machine.
Cloakroom	5' 11" x 2' 7" (1.8m x 0.8m) Front aspect obscure window. WC and wash hand basin.
Sititng/Dining Room	16' 9" x 12' 10" (5.1m x 3.9m) Rear aspect window and French doors to garden. Understairs storage cupboard.
First Floor Landing	Doors to two bedrooms and bathroom.
Bedroom 2	12' 10" x 11' 6" (3.9m x 3.5m) Rear aspect window.
Bedroom 3	12' 10" x 10' 10" (3.9m x 3.3m) Dual front aspect windows.
Bathroom	6' 3" x 6' 3" (1.9m x 1.9m) Fitted with a white three piece suite comprising low level WC, wash hand basin and bath.
Second Floor Landing	Door to;
Bedroom 1	13' 1" x 12' 10" (4.m x 3.9m) Front aspect window. Airing cupboard with boiler. Walk-in wardrobes - 10' 2" x 6' 3" (3.1m x 1.9m) with rear aspect Velux window. Door to en-suite.
En-Suite Shower Room	6' 11" x 6' 3" (2.1m x 1.9m) Rear aspect Velux window. Low level WC, wash hand basin and walk-in shower.
Outside	The rear garden is laid to patio and astro turf for ease of maintenance. Rear access gate.
AGENTS NOTE	This property is subject to an annual fee of approximately £300 towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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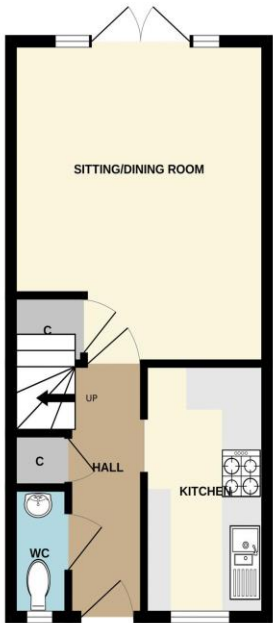


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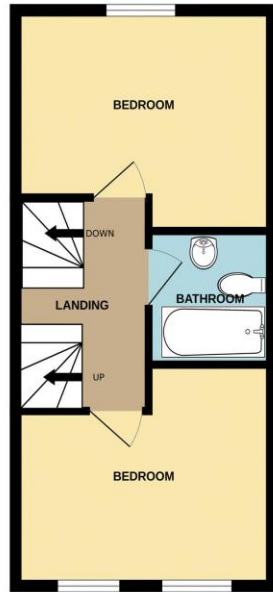


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GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



2ND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 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.

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