



GIBBINS RICHARDS 

6 Spillers Close, Bridgwater TA6 6HJ

£219,950

GIBBINS RICHARDS   
Making home moves happen



A spacious three bedroom end terrace house located in a sought after position on Bridgwater's south side. This spacious family home is well presented throughout with well proportioned accommodation arranged over two storeys. The accommodation comprises; entrance hall, sitting room, modern fitted kitchen/dining room, UPVC conservatory, ground floor WC and utility room. To the first floor a landing leads to three good size bedrooms and family bathroom. Externally, the property has a garden to the front and good size enclosed low maintenance garden to the rear.

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

The property is located within easy access to local shops and amenities and just a short walk from Bridgwater's town centre. Bridgwater town itself also offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

- FULL UPVC DOUBLE GLAZING
- CONSERVATORY EXTENSION
- FRONT & REAR GARDENS
- THREE GOOD SIZE FIRST FLOOR BEDROOMS
- WALKING DISTANCE TO LOCAL SHOPS
- MODERN EFFICIENT ELECTRIC HEATING
- MODERN KITCHEN & SANITARY FITMENTS



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Entrance Hall	14' (4.26m) in length. Stairs rising to first floor.
Ground Floor WC	6' 5" x 3' 0" (1.95m x 0.91m) Front aspect obscure window.
Utility Room/Store	6' 6" x 4' 9" (1.98m x 1.45m)
Sitting Room	14' 1" x 11' 4" (4.29m x 3.45m) Front aspect window.
Kitchen/Dining Room	21' 6" x 7' 7" (6.55m x 2.31m) (total) Rear aspect window. Double opening doors to;
Conservatory	9' 8" x 8' 10" (2.94m x 2.69m) Double doors to rear garden.
First Floor Landing	Hatch to loft. Doors to three bedrooms and bathroom. Door to storage cupboard.
Bedroom 1	11' 3" x 10' 11" (3.43m x 3.32m) Front aspect window.
Bedroom 2	10' 11" x 10' 6" (3.32m x 3.20m) Rear aspect window.
Bedroom 3	10' 4" x 8' 0" (3.15m x 2.44m) Front aspect window.
Bathroom	7' 7" x 7' 1" (2.31m x 2.16m) Rear aspect obscure window.
Outside	The rear garden measures approximately - 20' (6.09m) in width by 40' (12.18m) in length, fully enclosed by timber fencing. There is a lawned area to the front offering potential for off road parking (subject to consents).
<b>AGENTS NOTE</b>	The current owner of the property has use of an off road parking space, although this is not shown on the deeds.



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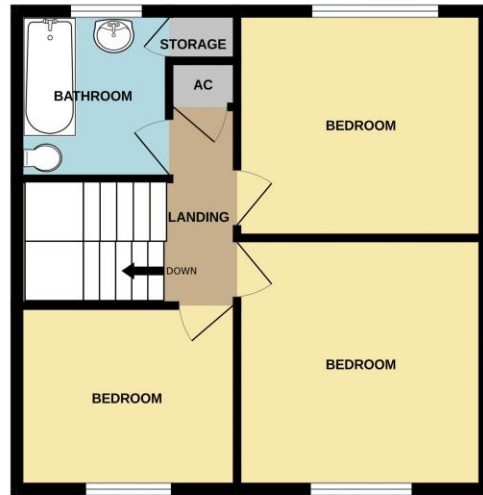


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GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 1022 sq.ft. (95.0 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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