



GIBBINS RICHARDS 

17 Trinity Way, Bridgwater TA6 3UX

£235,000

GIBBINS RICHARDS 
Making home moves happen

A well proportioned three bedroom modern terrace house located just off of the 'NDR'. The property benefits from gas central heating, UPVC double glazing and three good size double bedrooms. The accommodation comprises in brief; entrance hall, WC, kitchen, sitting/dining room, two first floor bedrooms and family bathroom, master bedroom suite with dressing room and ensuite shower room to the second floor. Fully enclosed rear garden and single garage.

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

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
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
EASY ACCESS TO THE M5 MOTORWAY
FULLY ENCLOSED REAR GARDEN
POPULAR LOCATION
SINGLE GARAGE





Entrance Hall
WC

Kitchen

Sitting/Dining Room

First Floor Landing

Bedroom 2

Bathroom

Bedroom 3

Second Floor Landing

Bedroom 1

Dressing Room

En-Suite Shower Room

Outside

AGENTS NOTE

Stairs to first floor.

6' 3" x 2' 8" (1.90m x 0.81m) Front aspect obscure window. WC and wash hand basin.

12' 8" x 6' 2" (3.86m x 1.88m) Front aspect window. Floor and wall cupboard units. Space and plumbing for washing machine and dishwasher. Integrated electric oven and gas hob.

16' 3" x 13' 2" (4.95m x 4.01m) (max) French doors to rear garden. Understairs storage cupboard.

Stairs continuing to second floor. Doors to two bedrooms and bathroom,

13' 2" x 11' 6" (4.01m x 3.50m) Rear aspect window.

6' 3" x 6' 3" (1.90m x 1.90m) Three piece suite comprising bath with overhead shower, low level WC and wash hand basin.

11' 1" x 13' 2" (3.38m x 4.01m) Two front aspect windows.

Door to;

13' 3" x 12' 9" (4.04m x 3.88m) Front aspect window. Storage cupboard.

10' 3" x 6' 4" (3.12m x 1.93m) Velux window. Door to;

6' 9" x 6' 5" (2.06m x 1.95m) Velux window. Three piece suite comprising walk-in shower, low level WC and wash hand basin. Storage cupboard.

Fully enclosed rear garden with rear pedestrian gate.

Please note the title to the property is freehold but the garage is held under a leasehold title. The term of the Lease is 999 years from 1st October 2004. Full details of the Lease and charges should be sought via your Legal Representative.



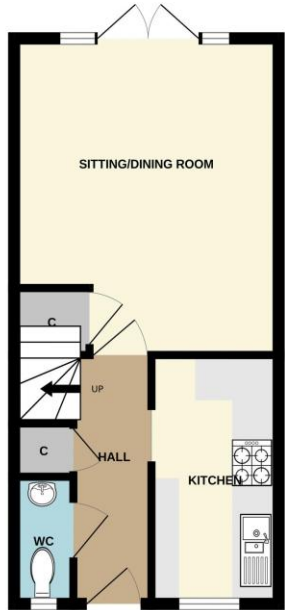
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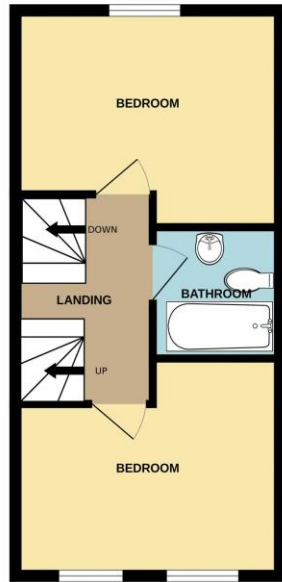
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GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



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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