



10 Bonita Drive, Wembdon, Bridgwater TA6 7AW

£275,000

GIBBINS RICHARDS 
Making home moves happen

An immaculately presented three bedroom semi-detached town house located on the popular west side of Bridgwater. The property benefits from UPVC double glazing throughout, warmed by mains gas fired central heating, off road parking and single garage. The accommodation comprises in brief; entrance hall, kitchen, ground floor cloakroom, sitting room and conservatory. To the first floor are two bedrooms and family bathroom with the master bedroom with en-suite to the second floor. Fully enclosed low maintenance rear garden.

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

The property is positioned amongst similar homes in this popular residential pocket on the north/west of Bridgwater. Both primary and secondary schools are accessible within walking distance. The nearby town centre of Bridgwater offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

IMMACULATELY PRESENTED SEMI-DETACHED TOWN HOUSE
WEST SIDE OF TOWN
GAS CENTRAL HEATING
FULLY UPVC DOUBLE GLAZED
CONSERVATORY
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
FULLY ENCLOSED LOW MAINTENANCE REAR GARDEN
SINGLE GARAGE / OFF ROAD PARKING





GIBBINS RICHARDS

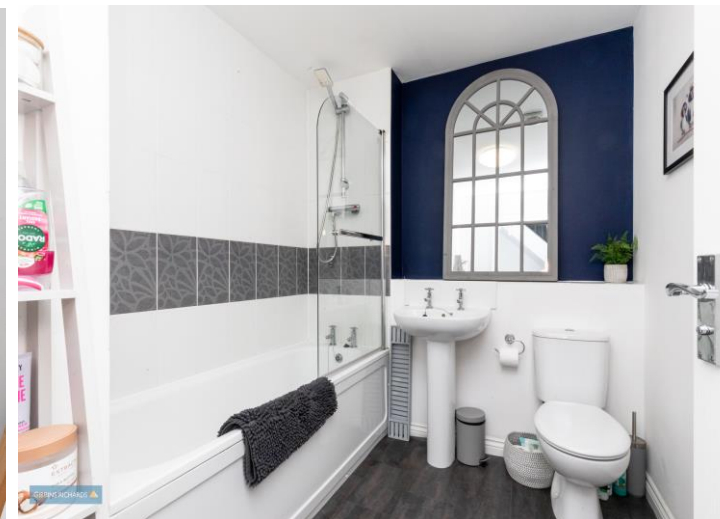
Entrance Hallway	Stairs to first floor.
Kitchen	11' 2" x 8' 5" (3.40m x 2.56m) Front aspect window. Fitted floor and wall cupboards. Integrated oven with hob over, dishwasher and fridge/freezer.
Cloakroom	6' 2" x 3' 4" (1.88m x 1.02m) Low level WC and wash hand basin.
Sitting Room	15' 4" x 10' 5" (4.67m x 3.17m) French doors to conservatory.
Conservatory	13' 1" x 10' 0" (3.98m x 3.05m) French doors to rear garden.
First Floor	Stairs continuing to second floor. Front aspect window. Doors to two bedrooms and family bathroom.
Bedroom 2	13' 4" x 10' 5" (4.06m x 3.17m) 'Juliet' balcony to the rear together with window. Built-in wardrobes.
Family Bathroom	8' 0" x 7' 0" (2.44m x 2.13m) Equipped in a modern white suite comprising bath with overhead shower, low level WC and wash hand basin. Heated towel rail.
Bedroom 3	9' 9" x 8' 1" (2.97m x 2.46m) Front aspect window.
Second Floor	Storage cupboard. Door to;
Bedroom 1	16' 5" x 12' 0" (5.00m x 3.65m) Front aspect window and rear aspect Velux window.
En-Suite	7' 1" x 5' 7" (2.16m x 1.70m) Rear aspect Velux window. Equipped in a modern white suite comprising low level WC, wash hand basin and walk-in shower.
Outside	To the front of the property there is a single garage with parking to the side. To the rear is a fully enclosed private garden laid to patio and artificial lawn for ease of maintenance. Rear access into the garage.



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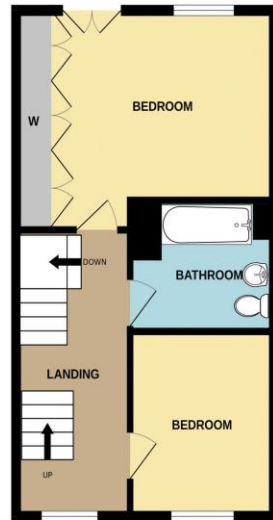


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GROUND FLOOR
680 sq. ft. (63.2 sq.m.) approx.



1ST FLOOR
415 sq. ft. (38.5 sq.m.) approx.



2ND FLOOR
280 sq. ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 1375 sq.ft. (127.8 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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