



GIBBINS RICHARDS 

12 Limousin Way, Stockmoor, Bridgwater TA6 6GR

£179,950

GIBBINS RICHARDS   
Making home moves happen



A modern two bedroom detached 'freehold' coach house with garage and parking. Internally the accommodation is fully UPVC double glazed and warmed by gas central heating. The accommodation comprises in brief; entrance hall, sitting/dining room, modern fitted kitchen with built-in appliances, two good size bedrooms and bathroom. Walking distance to local shops and amenities, easy access to Junction 24 of the M5 motorway. This property would be ideal for investment/ first time purchase.

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

The property is ideally located for those looking to commute with easy access to the M5 motorway at Junction 24. Bridgwater town itself offers an excellent range of shopping, leisure and financial amenities as well as a mainline intercity railway station.

POPULAR DEVELOPMENT  
TWO BEDROOM 'FREEHOLD' COACH HOUSE  
GARAGE & OFF ROAD PARKING  
TWO GOOD SIZE BEDROOMS  
FULLY UPVC DOUBLE GLAZED  
GAS CENTRAL HEATING  
IDEAL FIRST TIME/INVESTMENT PURCHASE  
EASY ACCESS TO M5 MOTORWAY







Entrance Hall

Stairs to first floor.

First Floor Landing

Doors to sitting/dining room, two bedrooms and bathroom. Door to airing cupboard.

Sitting/Dining Room

17' 11" x 17' 7" (5.45m x 5.37m) Front and rear aspect windows. Opening to;

Kitchen

12' 2" x 7' 2" (3.70m x 2.18m) Front aspect window. Modern fitted kitchen with built-in appliances.

Bedroom 1

14' 3" x 9' 11" (4.34m x 3.01m) Front aspect window. Built-in wardrobe.

Bedroom 2

14' 3" x 8' 0" (4.34m x 2.44m) Rear aspect window.

Bathroom

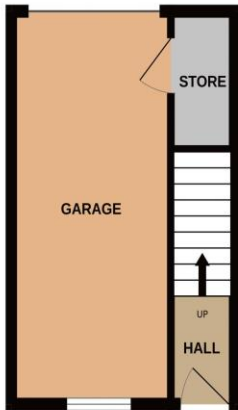
7' 2" x 5' 7" (2.18m x 1.70m) Front aspect obscure window. Equipped in a matching three piece white suite comprising low level WC, wash hand basin, bath with overhead shower.

Single garage

Rear aspect obscure window. Storage cupboard. Vehicular door. Mains lighting and power.



GROUND FLOOR  
206 sq.ft. (19.1 sq.m.) approx.



1ST FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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**17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488**  
**Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk**