



GIBBINS RICHARDS 

5 Westonzoyland Road, Bridgwater TA6 5BJ

£220,000

GIBBINS RICHARDS   
Making home moves happen



## NO ONWARD CHAIN

A fully renovated three bedroom terrace house with larger than average rear garden on the east side of Bridgwater. The accommodation comprises in brief; entrance hall, sitting room, kitchen, separate utility room, rear vestibule leading to WC, three first floor bedrooms and family bathroom. Fully enclosed private rear garden. Ideal first time/investment purchase.

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

The property is located in a convenient location for the town centre and just a stones throw from Bridgwater train station. Bridgwater town itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24.

FULLY RENOVATED PROPERTY  
NO ONWARD CHAIN  
MODERN ELECTRIC HEATING  
THREE FIRST FLOOR BEDROOMS  
FIRST FLOOR BATHROOM  
LARGE 'L' SHAPED GARDEN  
MODERN KITCHEN / SEPARATE UTILITY ROOM  
OUTSIDE WC  
FULLY DOUBLE GLAZED  
IDEAL FIRST TIME / INVESTMENT PURCHASE





GIBBINS RICHARDS

Entrance Hall	5' 6" x 5' 0" (1.68m x 1.52m) Stairs rising to first floor.
Sitting/Dining Room	18' 3" x 13' 5" (5.56m x 4.09m) Front and rear aspect windows. Feature fireplace. Storage cupboard.
Kitchen	9' 7" x 8' 9" (2.92m x 2.66m) Rear aspect window and door to vestibule. Fitted with floor and wall cupboard units. Inset oven and hob. Pantry cupboard.
Vestibule	Door to garden and WC.
WC	Side aspect window.
Utility Room	8' 9" x 7' 0" (2.66m x 2.13m) Front aspect window and door. Fitted base and wall units. Storage cupboard.
First Floor Landing	9' 6" x 5' 5" (2.89m x 1.65m) Rear aspect window. Doors to three bedrooms and bathroom. Cupboard housing the immersion heater and cold water tank.
Bedroom 1	12' 6" x 9' 7" (3.81m x 2.92m) Front aspect window. Built-in storage cupboard.
Bedroom 2	10' 5" x 9' 1" (3.17m x 2.77m) Front aspect window.
Bedroom 3	9' 0" x 7' 6" (2.74m x 2.28m) Rear aspect window.
Bathroom	8' 7" x 5' 5" (2.61m x 1.65m) Rear aspect obscure window. Modern white suite comprising low level WC, wash hand basin and bath with overhead electric shower.



GIBBINS RICHARDS



GIBBINS RICHARDS





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.  
Made with Metropix ©2024



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.