



GIBBINS RICHARDS 

11 Cornflower Close, Wilstock Village, Bridgwater TA5 2GR

£338,000

GIBBINS RICHARDS 

Making home moves happen

A superbly presented four bedroom detached family home boasting a re-fitted bathroom and landscaped rear garden with summerhouse. Double width driveway and integral garage. An internal viewing is strongly recommended to fully appreciate this fabulous four bedroom family home which is located on the edge of the popular 'Wilstock' development. The accommodation incorporates; entrance hall with access to garage, cloakroom, spacious sitting/dining room with access to the rear garden, well equipped fitted kitchen, four generous size bedrooms including en-suite shower room to master bedroom and an attractive re-fitted bathroom suite.

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

As previously mentioned the property is located on the popular 'Wilstock Village' development which benefits from plenty of green open space. The M5 motorway at Junction 24 is easily accessible and provides commuter links to Bristol, Exeter and beyond. Bridgwater town centre is just over two miles distant and provides a host of shopping and leisure facilities.

WELL PRESENTED HOME
FOUR GOOD SIZE BEDROOMS
EN-SUITE SHOWER ROOM / GROUND FLOOR CLOAKROOM / FAMILY BATHROOM
PRIVATE LANDSCAPED GARDEN
SUMMERHOUSE
GARAGE
OFF ROAD PARKING
INTERNAL VIEWINGS STRONGLY ADVISED





GIBBINS RICHARDS ▲

Entrance Hall	Door to garage.
Cloakroom	WC and wash basin.
Sitting/Dining Room	23' 8" x 13' 8" (7.21m x 4.16m) reducing to 9' 8" (2.94m) wide to dining area. Access to garden.
Kitchen	15' 10" x 7' 8" (4.82m x 2.34m) Attractively fitted with a range of built-in appliances including double oven, dishwasher and fridge/freezer unit, ceramic hob.
First Floor Landing	Airing cupboard. Access to loft space.
Bedroom 1	11' 6" x 11' 2" (3.50m x 3.40m) Triple wardrobe unit.
En-Suite Shower Room	Double shower enclosure, wash hand basin and WC.
Bedroom 2	10' 10" x 8' 8" (3.30m x 2.64m)
Bedroom 3	12' 5" x 10' 5" (3.78m x 3.17m)
Bedroom 4	12' 10" x 8' 8" (3.91m x 2.64m)
Bathroom	6' 5" x 5' 6" (1.95m x 1.68m) Recently re-fitted including bath, shower and mixer with rain head attachment, vanity wash basin and WC.
Outside	To the front of the property there is double width driveway leading to an integral garage. Side access leads through to the rear garden which is attractively laid out with patio, decking area, artificial lawn. The garden benefits from a south/westerly aspect.
Summerhouse	11' 10" x 9' 2" (3.60m x 2.79m) with light and power.
Garage	16' 2" x 8' 8" (4.92m x 2.64m)



GIBBINS RICHARDS ▲



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 10024



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.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk