

11 Cornflower Close, Wilstock Village, Bridgwater TA5 2GR £338,000



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 ensuite shower room to master bedroom and an attractive re-fitted bathroom suite.

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

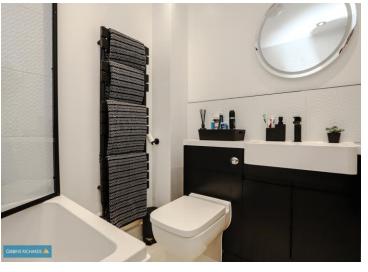
As previously mentioned the property is located on the popular 'Wilstock Village' development which benefits from plenty of green open space. The M5 motorway at Junction 24 is easily accessible and provides commuter links to Bristol, Exeter and beyond. Bridgwater town centre is just over two miles distant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











ce Hall	Door to garage.
om	WC and wash basin.
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.
1	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.
oor Landing	Airing cupboard. Access to loft space.
m 1	11' 6'' x 11' 2'' (3.50m x 3.40m) Triple
	wardrobe unit.
e Shower Room	Double shower enclosure, wash hand basin and WC.
om 2	10' 10'' x 8' 8'' (3.30m x 2.64m)
om 3	12' 5'' x 10' 5'' (3.78m x 3.17m)
om 4	12' 10'' x 8' 8'' (3.91m x 2.64m)
om	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.
2	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.
erhouse	11' 10'' x 9' 2'' (3.60m x 2.79m) with light and power.
	16' 2'' x 8' 8'' (4.92m x 2.64m)















1ST FLOOR





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.

Donce 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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