



GIBBINS RICHARDS 

6 Quantock Way, Bridgwater TA6 7JZ

£380,000

GIBBINS RICHARDS 
Making home moves happen

An executive four bedroom detached house with double garage, multiple off road parking and enclosed rear garden. The property itself is fully UPVC double glazed and warmed by gas central heating. The accommodation is arranged over two storeys and comprises in brief; entrance hall, sitting room, ground floor WC, dining room, conservatory, modern kitchen and study. To the first floor a landing leads to four bedrooms (master with en-suite shower room) and family bathroom. The property is situated in a favourable position on Bridgwater's north/western side.

Tenure: Freehold / Energy Rating: C-73 / Council Tax Band: E

Bridgwater's 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 together with a mainline intercity railway station.

FOUR BEDROOM DETACHED HOUSE
POPULAR WEST SIDE LOCATION
MODERN KITCHEN & SANITARY FITMENTS
CLOAKROOM / FAMILY BATHROOM / EN-SUITE SHOWER ROOM
EASY ACCESS TO TOWN CENTRE
DOUBLE GARAGE
OFF ROAD PARKING
IDEAL FAMILY HOME
GAS CENTRAL HEATING
FULLY UPVC DOUBLE GLAZED

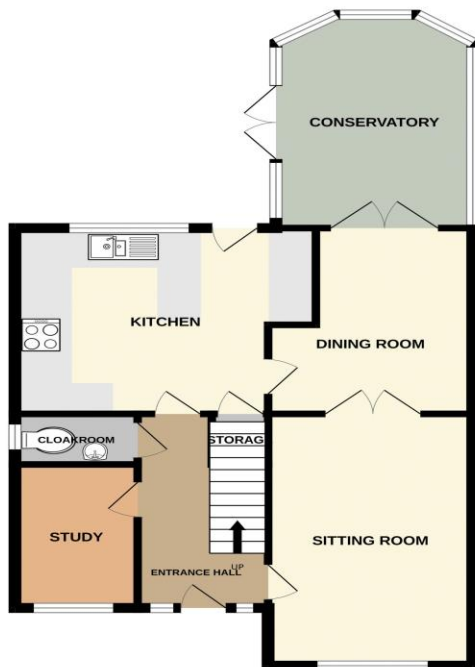




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|----------------------|---|
| Entrance Hall | Stairs rising to first floor, doors to sitting room, cloakroom, study and kitchen. |
| Study | 8' 6" x 5' 7" (2.6m x 1.7m) Front aspect window. |
| Cloakroom | 5' 7" x 2' 11" (1.7m x 0.9m) Side aspect obscure window. Equipped in a two piece suite comprising low level WC and wash hand basin. |
| Sitting Room | 5' 0" x 9' 5" (4.58m x 2.87m) Front aspect window. Double opening doors to dining room. |
| Dining Room | 11' 1" x 9' 5" (3.38m x 2.87m) Double doors to conservatory and door to kitchen. |
| Conservatory | 12' 9" x 9' 1" (3.88m x 2.76m) French doors to rear garden. |
| Kitchen | 13' 9" x 10' 10" (4.2m x 3.3m) Rear aspect window. Doors to rear garden and downstairs storage cupboard. Modern floor and wall mounted units with integrated electric oven and hob. Space and plumbing for washing machine. |
| First Floor Landing | Doors to four bedrooms and family bathroom. Door to airing cupboard. |
| Bedroom 1 | 14' 11" x 9' 2" (4.54m x 2.8m) Front aspect window. Built-in wardrobes, door to; |
| En-Suite Shower Room | 6' 0" x 4' 7" (1.82m x 1.4m) Side aspect obscure window. Fitted in a three piece suite comprising shower cubicle, low level WC and wash hand basin. |
| Bedroom 2 | 12' 6" x 9' 2" (3.8m x 2.8m) Rear aspect window. |
| Bedroom 3 | 8' 10" x 8' 7" (2.7m x 2.62m) Two front aspect windows, built-in wardrobes. |
| Bedroom 4 | 8' 2" x 8' 3" (2.5m x 2.52m) Rear aspect window. |
| Family Bathroom | 7' 3" x 5' 3" (2.2m x 1.6m) Side aspect obscure window. Equipped in a white three piece suite comprising bath with over head shower, low level WC and wash hand basin with vanity unit. |
| Outside | To the front of the property is an area of lawn with footpath leading to the front door. To the side is a DOUBLE GARAGE with off road parking for two vehicles to the front. A side access gate leads to the rear garden. To the rear is a fully enclosed garden with patio area adjoining the property and area of lawn beyond with timber decking to the rear. Contained within the garden are raised vegetable beds ideal for the keen gardener! Side access door into the garage. |



GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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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