



GIBBINS RICHARDS ▲

**56 Witches Walk, Bridgwater TA6 6JY**  
**£225,000**

**GIBBINS RICHARDS ▲**  
Making home moves happen

This delightful three bedroom family home has been fully refurbished and comes to the market with multiple off road parking, warmed by modern electric heating along with additional log burner. Rear extension and converted garage/family room. The accommodation comprises in brief; entrance hallway, family room, WC, utility room, kitchen/dining room, sitting room and sun room. To the first floor are three bedrooms and family bathroom. Low maintenance rear garden.

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

The property is located on the edge of the 'Hamp' estate on Bridgwater's south side and within easy walking distance to local shops and amenities. Bridgwater's town centre lies within easy access and offers 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.

FULLY UPVC DOUBLE GLAZED  
END OF TERRACE HOUSE  
EASY ACCESS TO TOWN CENTRE  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
MULTIPLE OFF ROAD PARKING  
FULLY ENCLOSED REAR GARDEN  
IDEAL FIRST TIME/INVESTMENT PURCHASE  
EASY ACCESS TO M5 MOTORWAY





Entrance Hallway  
Family Room  
(converted garage)  
Hallway  
WC  
Utility Room  
Kitchen/Dining Room  
Sitting Room  
Sun Room  
First Floor Landing  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Family Bathroom  
Outside

Door to;  
16' 9" x 8' 10" (5.1m x 2.7m) Fully insulated with power and lighting. Front and side aspect windows.  
Doors to WC, utility room, sitting room and kitchen/dining room. Stairs to first floor.  
6' 7" x 3' 3" (2.m x 1.m) Equipped with a low level WC and wash hand basin.  
6' 7" x 3' 11" (2.m x 1.2m) Space and plumbing for washing machine. Space for tumble dryer.  
21' 8" x 7' 7" (6.6m x 2.3m) Rear aspect window. Integrated electric oven. Doors to sun room and sitting room.,  
13' 9" x 11' 2" (4.2m x 3.4m) Front aspect window. Wood burner.  
13' 5" x 8' 6" (4.1m x 2.6m) Bi-folding doors to rear garden.  
Doors to three bedrooms and family bathroom.  
11' 6" x 10' 5" (3.5m x 3.17m) Rear aspect window.  
11' 5" x 10' 8" (3.48m x 3.25m) Rear aspect window.  
9' 11" x 7' 9" (3.02m x 2.36m) Front aspect window.  
9' 11" x 7' 6" (3.02m x 2.28m) Equipped in a modern four piece suite.  
Off road parking to the front for multiple vehicles. Fully enclosed low maintenance rear garden.





1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other features are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for illustrative purposes only and should not be used as surveyor or 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.



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 £20 + VAT (£24) 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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