



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







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.

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