



GIBBINS RICHARDS ▲

**7 Sandpiper Road, Bridgwater TA6 5QU**  
**£179,950**

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Making home moves happen

Well positioned three bedroom semi detached house with UPVC double glazing throughout. Entrance hallway, lounge, modern fitted kitchen/diner, conservatory. Three first floor bedrooms and family bathroom. Enclosed rear garden and side tarmac driveway. Viewing advised! Energy Rating: E-47

#### THE PROPERTY

Originally built by Tarmac Homes in the late 1980s, this semi detached three bedroom property has been well looked after and has the distinct advantage of a masonry based conservatory to the rear. The property is fitted with UPVC double glazing. The property offers a side driveway and low maintenance gardens to the front and rear. The accommodation in brief comprises of an entrance hallway with staircase rising to the first floor, lounge, kitchen/diner, conservatory, three first floor bedrooms and family bathroom. Positioned amongst properties of similar size, age and design, Sandpiper Road is within walking distance of Eastover Park and is within a level walk of Bridgwater's town centre with its array of facilities. For the commuter Junction 24 of the M5 can be conveniently accessed at the Huntworth interchange.

FULL UPVC DOUBLE GLAZING  
MULTIPLE OFF ROAD PARKING  
ENCLOSED REAR GARDEN  
CONSERVATORY EXTENSION  
THREE FIRST FLOOR BEDROOMS  
WALKING DISTANCE TO TOWN CENTRE  
MODERN KITCHEN & SANITARY FITMENTS  
WELL PRESENTED THROUGHOUT





Entrance Hallway  
Lounge

Kitchen/Diner

Conservatory

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

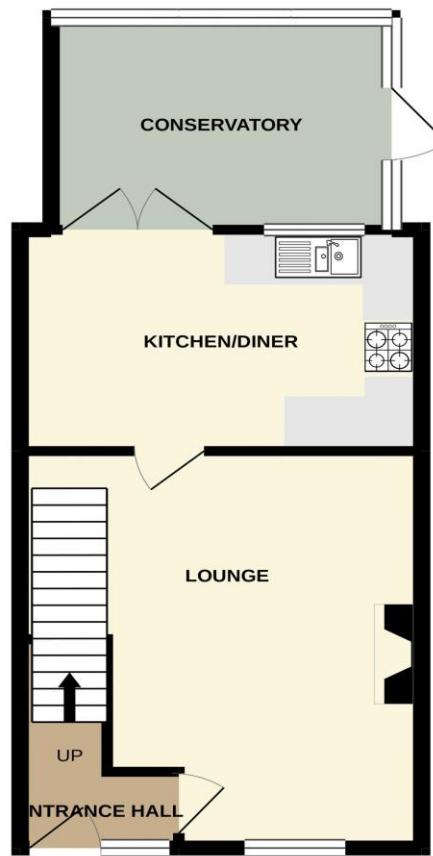
Bathroom

Outside

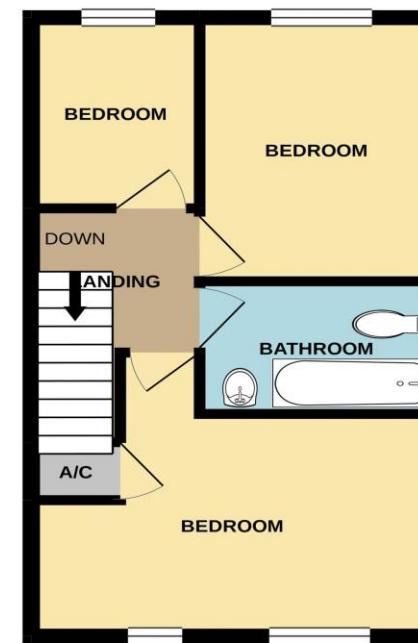
Stairs rising to first floor, door to;  
15' 8" x 10' 7" (4.77m x 3.22m) increasing to  
13' 7" (4.14m) front aspect window, recess  
below staircase. Door to;  
13' 7" x 8' 9" (4.14m x 2.66m) Window and  
double opening doors through to;  
11' 11" x 8' 5" (3.63m x 2.56m) masonry base  
construction with double glazed windows,  
double doors to garden.  
Doors to three bedrooms and bathroom.  
Hatch to loft.  
13' 6" x 8' 9" (4.11m x 2.66m) two front  
aspect windows.  
10' 5" x 7' 9" (3.17m x 2.36m) Rear aspect  
window.  
7' 6" x 5' 9" (2.28m x 1.75m) Rear aspect  
window.  
Equipped in a modern three piece suite with  
side aspect obscure window.  
To the front of the property is an area of low  
maintenance garden with concrete footpath  
and section of patio immediately adjacent to  
the front of the property. A tarmac driveway  
to the side of the property provides off road  
parking for at least two vehicles and a timber  
gate provides access into the rear garden.  
The rear garden is fully enclosed and  
incorporates a raised brick paviour patio with  
artificial grass area and additional patio to the  
side. A timber workshop/shed is attached  
the side of the property.



## GROUND FLOOR



## 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 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 condition or working order 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 Gibbins Richards Conveyancing – a panel of local law firms. It is their decision whether they choose a law firm from the panel. In making that decision, it should be known that we receive a payment benefit of £150.00 per transaction. We routinely refer sellers and purchasers to the Mortgage Advice Bureau (MAB) for mortgage advice. It is their decision whether to use these services. In making that decision, it should be known that we receive a payment benefit of £180.00 per case.



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