



GIBBINS RICHARDS ▲

**17 Bonita Drive, Wembdon, Bridgwater TA6 7AU**  
**£335,000**

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Making home moves happen

A well proportioned three/four bedroom semi-detached town house located on the west side of Bridgwater just off the 'NDR'. The property benefits from off road parking, single garage, private low maintenance rear garden, gas central heating and double glazing throughout. The property boasts an open plan kitchen/dining/family room, three/four bedrooms to the upper floors. The accommodation comprises in brief; entrance porch, open plan kitchen/dining/family room, to the first floor is the sitting room/bedroom, family bathroom and bedroom. To the second floor are two further bedrooms (master with en-suite shower room) and separate shower room.

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

The property is positioned amongst similar homes in this popular residential pocket on the north/west of Bridgwater. Both primary and secondary schools are accessible within walking distance. The nearby town centre of Bridgwater 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.

THREE/FOUR BEDROOM SEMI-DETACHED TOWN HOUSE  
POPULAR LOCATION  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
GAS CENTRAL HEATING  
UPVC DOUBLE GLAZING  
GARAGE / PARKING  
LOW MAINTENANCE REAR GARDEN  
IDEAL FAMILY HOME





Entrance Porch  
Open Plan - Kitchen/Dining/Family Room

Door to;  
27' 4" x 15' 5" (8.32m x 4.70m) Front aspect window. French doors to rear garden. Modern fitted kitchen with matching eye and low level units. Integrated electric oven and gas hob. Stairs to first floor with storage under.

First Floor Landing  
Sitting Room/Bedroom

Stairs continuing to second floor.  
15' 5" x 11' 1" (4.70m x 3.38m) Rear aspect window and French doors to 'Juliet' style balcony.

Family Bathroom

8' 4" x 6' 2" (2.54m x 1.88m) Side aspect obscure window. Fitted in a white suite comprising low level WC, wash hand basin and bath.

Bedroom 3

9' 5" x 8' 4" (2.87m x 2.54m) Front aspect window.

Second Floor Landing  
Bedroom 1

Airing cupboard.  
12' 0" x 11' 1" (3.65m x 3.38m) Rear aspect window. Door to;

En-Suite Shower Room

8' 2" x 3' 3" (2.49m x 0.99m) Equipped in a three piece suite comprising low level WC, wash hand basin and shower enclosure.

Bedroom 2

12' 2" x 9' 3" (3.71m x 2.82m) Two front aspect windows. Built-in wardrobes.

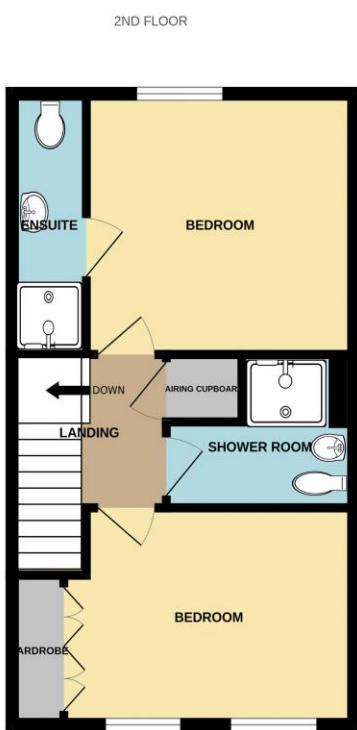
Shower Room

7' 7" x 6' 6" (2.31m x 1.98m) Equipped in a three piece suite comprising low level WC, wash hand basin and shower enclosure.

Outside

Fully enclosed low maintenance rear garden laid to patio and artificial lawn. Rear access gate to off road parking and garage.





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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