



GIBBINS RICHARDS

11 Elmwood Avenue, Bridgwater TA6 6AQ
£295,000

GIBBINS RICHARDS 
Making home moves happen

A well proportioned extended 1930s family home located in a sought after position on Bridgwater's south side and within easy walking distance to the town centre. The property itself is double glazed, warmed by gas central heating and well presented throughout. The accommodation comprises in brief; three ground floor reception rooms, kitchen, utility room, three first floor bedrooms and family bathroom. Externally there are good size gardens to the front and rear with double garage and off road parking to the rear. Energy Rating: D-60

THE PROPERTY

An extended three bedroom 1930s semi detached home with double garage and good size gardens. The property is located in a highly sought after location on Bridgwater's south side overlooking recreational pond and within easy walking distance to the town centre. The property itself has been sympathetically refurbished and is well presented throughout with double glazing and gas fired central heating. Internally the accommodation comprises in brief; entrance hall, two reception rooms, dining room, kitchen and utility room. To the first floor a landing leads to three bedrooms and bathroom. Externally there is a large double garage to the rear, unallocated on street parking to the front and good size front and rear gardens. Bridgwater 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.

EXTENDED 1930S PROPERTY

SOUGHT AFTER LOCATION / OVERLOOKING PONDS

WALKING DISTANCE TO TOWN CENTRE

WELL PRESENTED THROUGHOUT

DOUBLE GLAZED

GAS CENTRAL HEATING

DOUBLE GARAGE / OFF STREET PARKING

GOOD SIZE FRONT & REAR GARDENS





Entrance Hall

Lounge	13' 3" x 9' 10" (4.04m x 2.99m)
Sitting Room	12' 11" x 11' 4" (3.93m x 3.45m)
Dining Room	11' 6" x 10' 6" (3.50m x 3.20m)
Kitchen	16' 4" x 8' 9" (4.97m x 2.66m)
Utility Room	8' 9" x 4' 5" (2.66m x 1.35m)
First Floor Landing	
Bedroom 1	12' 4" x 12' 0" (3.76m x 3.65m)
Bedroom 2	12' 3" x 10' 10" (3.73m x 3.30m)
Bedroom 3	8' 7" x 7' 3" (2.61m x 2.21m)
Bathroom	6' 0" x 5' 8" (1.83m x 1.73m)
Outside	Good size front and rear gardens.
Double Garage	25' 11" x 19' 8" (7.89m x 5.99m) with off street parking to the front.

AGENTS NOTE

We, Gibbins Richards , are fully disclosing that this property is owned by a member of staff's family, but that Gibbins Richards will make no financial gain other than their usual commission applicable.



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 inaccuracy. Information given in these particulars only should be relied upon when making any prospective purchase. 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 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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