



GIBBINS RICHARDS 

42 Ridgeway, Ashcott, Nr. Bridgwater TA7 9PP

£350,000

GIBBINS RICHARDS   
Making home moves happen

**A superbly presented three bedroom detached bungalow with NO ONWARD CHAIN. Garage, multiple off road parking and enclosed rear garden. UPVC double glazed and warmed by gas central heating. Energy Rating: TBC**

#### THE PROPERTY

A superb three bedroom detached bungalow situated in a pleasant position with views. The property is offered for sale with no onward chain and is well presented throughout, fully UPVC double glazed and warmed by gas central heating. Externally there is a good size private garden to the rear with multiple off road parking and garage to the front. The internal accommodation comprises in brief; entrance hall, lounge, kitchen/breakfast room, three bedrooms, family bathroom, conservatory, utility and separate WC. Ashcott is a sought after village located within the 'Polden Hills' between Street and Bridgwater. Both towns are easily accessible and offer a superb range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junction 23.

- FULL UPVC DOUBLE GLAZING
- CONSERVATORY EXTENSION
- THREE BEDROOMS
- GAS CENTRAL HEATING
- GARAGE / OFF ROAD PARKING
- PLEASANT VIEWS TO FRONT
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT





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Entrance Hall	15' 7" x 13' 0" (4.75m x 3.96m) ('L' shaped) Hatch to loft, doors to bedrooms, bathroom, kitchen/diner and lounge. Door to airing cupboard.
Lounge	14' 7" x 13' 6" (4.44m x 4.11m) Front aspect window.
Bedroom 1	13' 0" x 10' 11" (3.96m x 3.32m) Front aspect window. Double built-in wardrobes.
Kitchen/Dining Room	13' 5" x 13' 0" (4.09m x 3.96m) Door to conservatory.
Bedroom 2	9' 11" x 9' 11" (3.02m x 3.02m) Rear aspect window.
Bedroom 3	9' 10" x 7' 11" (2.99m x 2.41m)
Bathroom	6' 11" x 5' 5" (2.11m x 1.65m) Side aspect window.
Conservatory	21' 10" (6.65m) in width x 11' 6" (3.50m) in length ('L' shaped) Double sliding doors providing access to rear garden. Door separate WC.
WC	3' 11" x 2' 10" (1.19m x 0.86m)

Utility Area  
Outside

The rear garden measures approximately - 43' 6" (13.25m) in depth by 60' (18.27m) in width. The garden enjoys a good degree of privacy and has a large patio area adjoining the property with area of lawn beyond. There is also a summerhouse and greenhouse. Fully enclosed by timber fencing to all sides.



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## GROUND 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 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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