



GIBBINS RICHARDS   
Making home moves happen

Elm View, Horsey Lane, Bridgwater TA7 8QJ

£450,000

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An extended and well proportioned four bedroom detached property with ample off road parking, garage and 120' rear garden. This delightful family home has been extended by the current owners to create a large master suite with en-suite shower room and dressing area. Enjoying front aspect sitting room with log burner and bay window. Downstairs WC. Large kitchen/dining/family room to the rear with bi-folding doors onto the extensive patio and rear garden.

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

The property is situated in a convenient location within easy access to Bridgwater's town centre. Bridgwater 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.

FOUR BEDROOM DETACHED HOME  
GREATLY EXTENDED  
MASTER BEDROOM WITH EN-SUITE  
BEAUTIFUL OPEN PLAN KITCHEN/DINING/FAMILY ROOM  
LARGE GARAGE  
AMPLE OFF ROAD PARKING  
120' REAR GARDEN  
SOUGHT AFTER LOCATION



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Entrance Hall	15' 11" x 5' 11" (4.85m x 1.80m) Stairs to first floor with understairs storage. Doors to sitting room, kitchen/diner and WC.
WC	4' 3" x 2' 7" (1.29m x 0.79m) Low level WC and corner wash hand basin.
Sitting Room	14' 10" x 14' 0" (4.52m x 4.26m) Front aspect square bay fronted window. Feature chimney with wood burner.
Kitchen/Dining Room	27' 7" x 21' 1" (8.40m x 6.42m) Fitted with a range of units to base and wall, built-in dishwasher, space for tall fridge/freezer, low level fridge. Central island with built-in cupboards. 'Rangemaster' cooker and hob to mains. Cooker hood. Open plan room with two roof lights and bi-folding wooden glazed doors to the full width of the property opening onto the rear garden. Door into garage.
First Floor Landing	Doors to four bedrooms and family bathroom.
Bedroom 1	17' 3" x 10' 5" (5.25m x 3.17m) Front aspect window. Double wardrobes to remain. Door to;
En-Suite Shower Room	10' 1" x 7' 9" (3.07m x 2.36m) ('L' shaped) Rear aspect window. Fitted with a low level WC, wash hand basin and large walk-in shower.
Family Bathroom	Rear aspect window. Fitted with a 'P' shaped bath, wash hand basin, low level WC. Airing cupboard.
Bedroom 2	11' 5" x 11' 5" (3.48m x 3.48m) (max) Rear aspect window. Range of built-in wardrobes to full width of the bedroom.
Bedroom 3	11' 11" x 11' 5" (3.63m x 3.48m) Front aspect window.
Bedroom 4	9' 6" x 8' 8" (2.89m x 2.64m) Front aspect window. Built-in storage cupboard.
Outside	The property is accessed via a large driveway offering off road parking for multiple vehicles. Centre opening wooden double doors provide access into the garage. The rear garden is fully enclosed to all boundaries. To the immediate rear of the property a large patio area and wooden pergola provides sheltered seating area, the garden also has large lawned area to the rear boundary. A garden path leads to the full length of the 120' (approximate) rear garden.
Garage	25' 3" x 10' 5" (7.69m x 3.17m) Light and lower. Centre opening wooden doors to the front and rear providing access through to the 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.  
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Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **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](mailto:bw@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)