



GIBBINS RICHARDS 

112 Bath Road, Bridgwater TA6 4PP

£169,950

GIBBINS RICHARDS   
Making home moves happen

A delightful two bedroom mid terraced property situated on Bath Road. The property benefits from two large double bedrooms, low maintenance rear garden and off road parking for multiple vehicles. The accommodation comprises in brief; entrance hallway, bathroom, sitting room, utility area, WC and kitchen. To the first floor are two double bedrooms.

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

Located within easy access to Bridgwater's town centre with its 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.

OFF ROAD PARKING  
LOW MAINTENANCE REAR GARDEN  
TWO DOUBLE BEDROOMS  
WALKING DISTANCE TO LOCAL SHOP AND AMENITIES  
GAS CENTRAL HEATING  
DOUBLE GLAZING THROUGHOUT





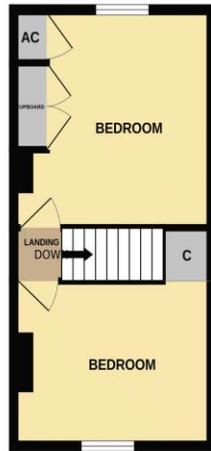
Entrance Hall	Leading to; bathroom, stairs to the first floor and sitting room.
Bathroom	8' 2" x 8' 10" (2.5m x 2.7m) Front aspect window. Wash hand basin with vanity unit and bath.
Sitting Room	12' 2" x 11' 6" (3.7m x 3.5m) Rear aspect window, under stairs storage cupboard. Feature fireplace only (NOT IN USE). Leading into the utility area.
Utility Area	10' 6" x 5' 7" (3.2m x 1.7m) Side aspect window, with plumbing for washing machine.
WC	Low level WC and wash hand basin.
Kitchen	8' 10" x 6' 11" (2.7m x 2.1m) Rear aspect window, door leading to the garden and lean-to area.
First Floor Landing	Doors to two bedrooms.
Bedroom 1	12' 4" x 11' 3" (3.77m x 3.43m) Rear aspect window. Built-in wardrobes.
Bedroom 2	12' 4" x 9' 1" (3.77m x 2.76m) Front aspect window.
Outside	Fully enclosed low maintenance rear garden with covered lean-to area adjoining the property ideal for outside dining. Rear access gate leading to the parking area.



GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 697 sq.ft. (64.7 sq.m.) approx.

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.



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.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's 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 £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) 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.

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