



GIBBINS RICHARDS 
Making home moves happen

20 Biddiscombe Close, Bridgwater TA6 6YB

£189,950

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Perfect first time buy/investment * No onward chain * Fully enclosed rear garden

A modern two bedroom home located in a cul-de-sac location on the southern outskirts of the town centre. This modern two bedroom home provides low maintenance accommodation and occupies a pleasant cul-de-sac position. The accommodation comprises; entrance hall, fitted kitchen, living/dining room, two first floor bedrooms and shower room to first floor. Enclosed rear garden and allocated parking.

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

This two bedroom modern terrace property is located on the 'Quantock View' development, which is situated on the southern outskirts of the town centre therefore within easy reach of Junction 24 of the M5 motorway as well as local facilities itself. Bridgwater town centre is approximately one mile distant and provides a wealth of shopping and leisure facilities together with a mainline railway access.

Total floor area - 563 sq.ft (52.3 sq.m.) approx.

Mid terrace property

Pleasant cul-de-sac location

Fitted kitchen

Living/dining room

Gas central heating

Allocated parking

No onward chain

Perfect first time buy/investment





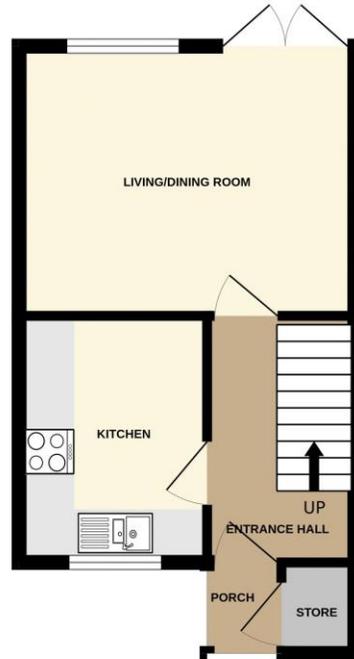
Recessed Porch	Storage/recycling cupboard.
Entrance Lobby	Door to;
Kitchen	9' 10" x 7' 8" (2.99m x 2.34m)
Living/Dining Room	13' 8" x 10' 10" (4.16m x 3.30m) Access to rear garden. Stairs to first floor.
First Floor Landing	
Bedroom 1	11' 5" x 10' 5" (3.48m x 3.17m) fitted storage cupboards.
Bedroom 2	9' 6" x 7' 0" (2.89m x 2.13m)
Shower Room	6' 5" x 6' 5" (1.95m x 1.95m)
Outside	Fully enclosed rear garden with access to allocated parking for up to two vehicles close by.

AGENTS NOTE

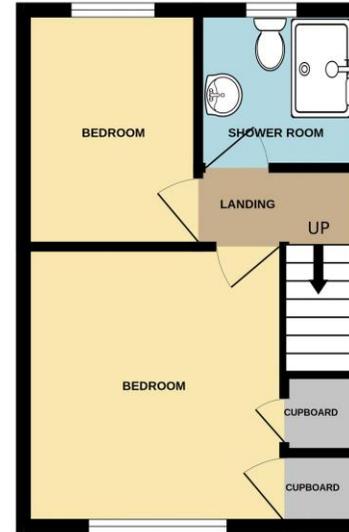
Please note the photos used in all our advertising were taken prior to the tenants occupation.



GROUND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



FIRST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 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 £40 + VAT (£48) 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.