



GIBBINS RICHARDS ▲

**Silkes Well, Otterhampton, Nr. Bridgwater TA5 2PT**  
**£450,000**

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Making home moves happen

An immaculately presented modern three bedroom detached bungalow situated within the popular village of Otterhampton. The property is warmed by oil central heating, fully UPVC double glazed and finished off to a very high standard. The property benefits from off road parking for multiple vehicles, double garage as well as an additional bathroom, study/studio room to the rear with separate utility room. Externally there is a 360 degree wrap around gardens with accompanying views.

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

The property is located in the village of Otterhampton which lies approximately 8 miles to the north/west of Bridgwater. The property is situated on a predominantly level private plot and is within easy access to Steart Marshes and Stoford beach. The nearest town of Bridgwater offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

OIL CENTRAL HEATING \*\* NEW BOILER 2024 \*\*  
FULLY UPVC DOUBLE GLAZED  
MODERN DETACHED BUNGALOW  
ANNEXE POTENTIAL  
IMMACULATED PRESENTED  
OFF ROAD PARKING FOR MULTIPLE VEHICLES / DOUBLE GARAGE  
VILLAGE LOCATION  
WRAP AROUND GARDENS  
DIRECTIONS : WHAT3WORDS - "forge.towel.spots"



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Entrance Hall

Leading to sitting room, kitchen/diner, shower room, storage cupboards and secondary hallway. 18' 1" x 14' 9" (5.5m x 4.5m) Front and side aspect windows.

Sitting Room

14' 9" x 13' 5" (4.5m x 4.1m) Front aspect window. LPG cooker, built-in storage cupboards and larder.

Kitchen/Diner

11' 2" x 5' 7" (3.4m x 1.7m) Side aspect obscure window. WC, wash hand basin, large walk-in shower. Dual heated towel rails.

Shower Room

Loft access hatch. Doors to three bedrooms.

Bedroom 1

12' 10" x 10' 6" (3.9m x 3.2m) Rear and side aspect windows. Built-in wardrobes.

Bedroom 2

15' 9" x 10' 6" (4.8m x 3.2m) Rear aspect window. Built-in wardrobes.

Bedroom 3

10' 10" x 9' 10" (3.3m x 3.0m) Side aspect window. Built-in wardrobes.

Inner Hall

25' 7" x 5' 7" (7.8m x 1.7m) Leading to double garage. Doors to front and rear.

Double Garage

19' 0" x 17' 1" (5.8m x 5.2m) Up and over electric roller door. Doors to bathroom and study/studio.

Study/Studio

9' 2" x 8' 10" (2.8m x 2.7m) Rear aspect window.

Utility Room

7' 3" x 4' 11" (2.2m x 1.5m) Rear aspect window.

Bathroom

Plumbing for washing machine, Oil boiler.

Outside

6' 7" x 5' 3" (2.0m x 1.6m) WC, wash hand basin and bath.

360 degree wrap around gardens with off road parking to the front for multiple vehicles. The gardens are laid to patio and lawn. Surrounding open countryside views.





GROUND FLOOR  
1798 sq.ft. (167.0 sq.m.) approx.



TOTAL FLOOR AREA: 1798 sq.ft. (167.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplans are for general guidance only and do not constitute a contract for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metrups 02/24



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 £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.

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