



GIBBINS RICHARDS 

3 The Copse, Bridgwater TA6 4DW

£290,000

GIBBINS RICHARDS 
Making home moves happen

A four bedroom detached family home located in a quiet cul-de-sac within this popular modern development on Bridgwater's east side. The property itself is fully double glazed and warmed by mains gas fired central heating. The well proportioned accommodation is arranged over two storeys and comprises in brief; entrance hall, sitting room, dining room, kitchen and ground floor WC. To the first floor a central landing leads to four bedrooms (master with en-suite shower room) and family bathroom. Externally the property has gardens to the front and rear as well as off road parking and single integral garage.

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

The property is situated close to local shops and within easy access to Bridgwater's town centre. Bridgwater itself offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

- FOUR FIRST FLOOR BEDROOMS
- FULLY DOUBLE GLAZED
- GAS CENTRAL HEATING
- POPULAR LOCATION
- OFF ROAD PARKING / GARAGE
- GOOD SIZE PRIVATE REAR GARDEN
- SUPERBLY PRESENTED THROUGHOUT

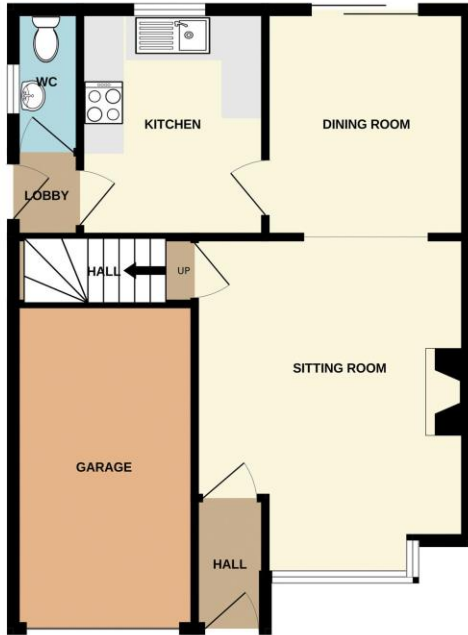




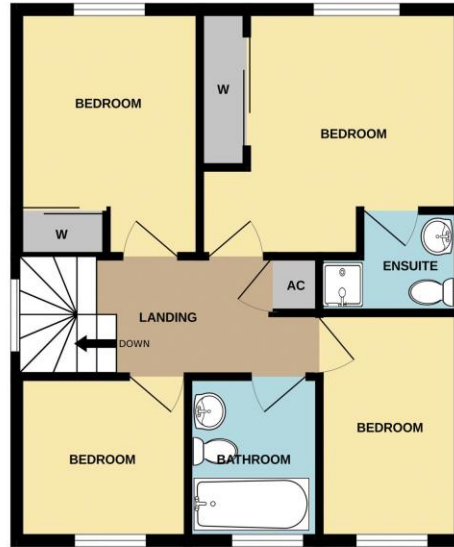
Entrance Hall	6' 3" x 3' 1" (1.90m x 0.94m) Intruder alarm control panel. Door to;
Sitting Room	13' 10" x 13' 1" (4.21m x 3.98m) (excluding bay window) Wide archway through to;
Dining Room	10' 5" x 8' 10" (3.17m x 2.69m) Sliding doors to rear garden. Door to;
Kitchen	10' 4" x 8' 5" (3.15m x 2.56m) Rear aspect window. Fitted with a modern range of matching eye and low level units. Door to;
Rear Lobby	3' 7" x 3' 0" (1.09m x 0.91m) Doors to rear access path and WC.
WC	6' 6" x 2' 11" (1.98m x 0.89m) Side aspect obscure window. Low level WC and wash hand basin.
First Floor Landing	Turning staircase with half landing window to side. Hatch to loft. Doors to all bedrooms and bathroom. Door to airing cupboard with factory lagged hot water cylinder with immersion heater.
Bedroom 1	11' 11" x 11' 3" (3.63m x 3.43m) Rear aspect window. Built-in wardrobes with mirror fronted sliding doors. Door to;
En-Suite Shower Room	6' 8" x 4' 8" (2.03m x 1.42m) (into shower recess) Side aspect obscure window.
Bedroom 2	11' 3" x 8' 10" (3.43m x 2.69m) Rear aspect window. Built-in wardrobe with mirror fronted sliding doors.
Bedroom 3	10' 5" x 6' 6" (3.17m x 1.98m) Front aspect deep sill bay window.
Bedroom 4	7' 8" x 7' 6" (2.34m x 2.28m) Front aspect window.
Family Bathroom	7' 6" x 6' 4" (2.28m x 1.93m) Front aspect obscure window. Fitted with a three piece matching suite comprising low level WC, pedestal wash hand basin and bath with shower over.
Outside	To the front is an area of open plan garden laid to lawn with tarmac driveway providing off road parking and leading to single garage. The rear garden measures approximately - 26' (7.92m) in width by 38' (11.57m) in length. Fully enclosed by timber fencing with area of paved patio alongside the property with area of lawn and further patio beyond. Side access path leads to front.
Garage	Mains lighting and power. Wall mounted gas boiler.



GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.4 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.
Made with Metropix ©2023



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.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk