



186 Bath Road, Bridgwater TA6 4PS

£275,000

GIBBINS RICHARDS 
Making home moves happen

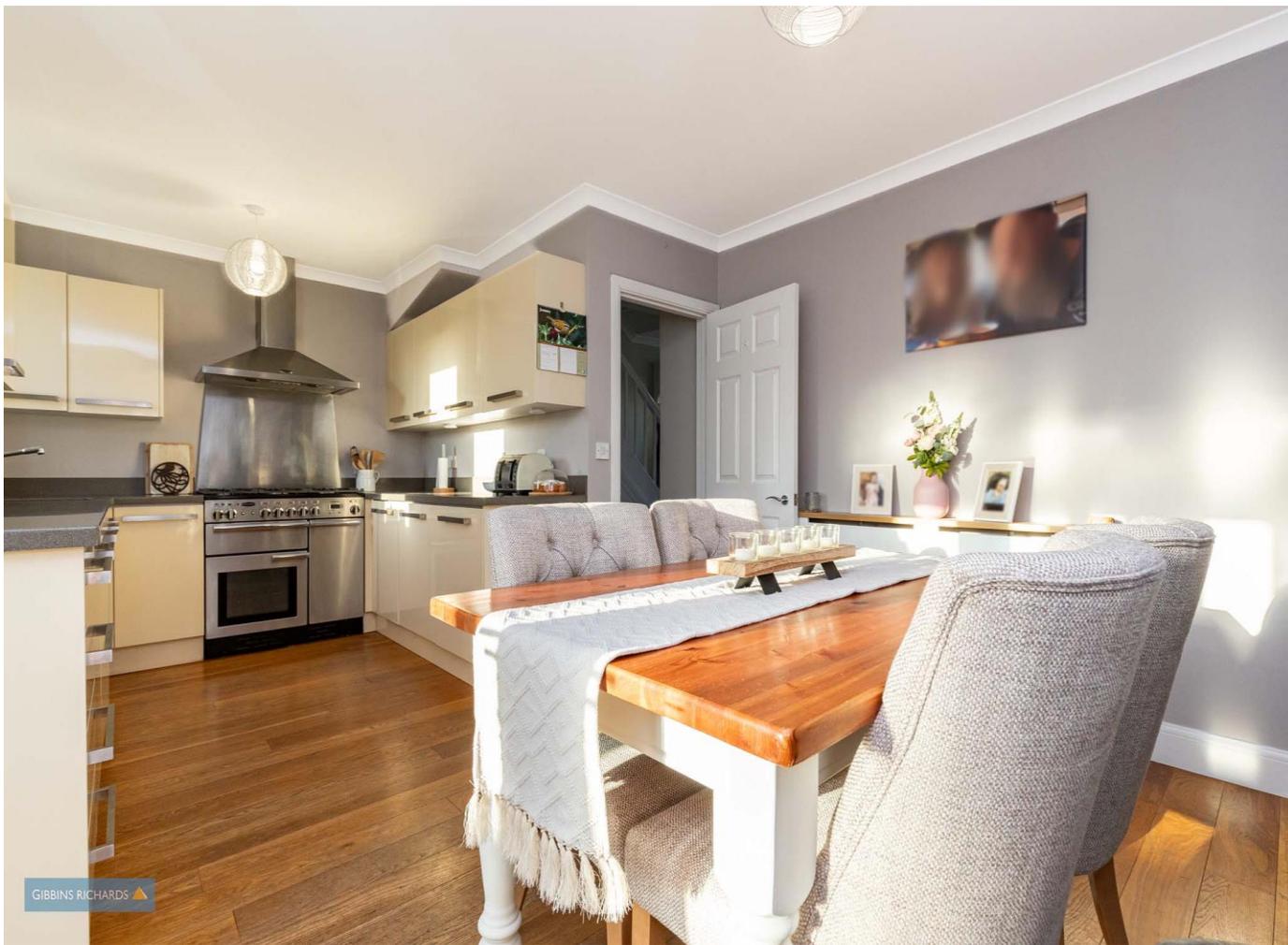
A superbly presented three double bedroom family home located within easy access to the town centre. The property itself is fully UPVC double glazed and warmed by gas central heating. Externally there is multiple off road parking to the front and beautifully landscaped garden to the rear. Internally, the accommodation comprises in brief; entrance hall, sitting room, kitchen/dining room, UPVC conservatory, ground floor WC/utility, three first floor double bedrooms and bathroom. Must be viewed to be fully appreciated.

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

The property is located within easy access to the many amenities Bridgwater's town centre has to offer and also provides easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

MULTIPLE OFF ROAD PARKING
BEAUTIFULLY PRESENTED THROUGHOUT
UPVC DOUBLE GLAZING
GAS CENTRAL HEATING
ENCLOSED REAR GARDEN
MODERN KITCHEN & SANITARY FITMENTS
WALKING DISTANCE TO LOCAL AMENITIES
EASY ACCESS TO THE M5 MOTORWAY
THREE GOOD SIZE FIRST FLOOR BEDROOMS





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Entrance Hall	12' 1" x 5' 11" (3.68m x 1.80m) Stairs to first floor. Understairs storage cupboard.
Sitting Room	13' 4" x 12' 6" (4.06m x 3.81m) Front aspect bay window.
Kitchen/Dining Room	19' 10" x 11' 10" (6.04m x 3.60m) Well equipped kitchen with integrated appliances.
Conservatory	7' 7" x 4' 3" (2.31m x 1.29m) Sliding doors to rear garden.
Ground WC/Utility	Rear aspect obscure window. Wall mounted gas fired boiler.
First Floor Landing	7' 5" x 6' 11" (2.26m x 2.11m) Doors to three bedrooms and family bathroom. Hatch to loft.
Bedroom 1	12' 7" x 12' 4" (3.83m x 3.76m) (into bay) Front aspect bay window.
Bedroom 2	12' 4" x 11' 4" (3.76m x 3.45m) Rear aspect window.
Bedroom 3	11' 9" x 10' 9" (3.58m x 3.27m) Dual front aspect windows.
Family Bathroom	7' 0" x 7' 0" (2.13m x 2.13m) Fitted with a four piece matching suite.
Outside	To the front there is multiple off road parking and to the rear is a fully enclosed landscaped garden.



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TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.



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