



GIBBINS RICHARDS ▲

**21 Lords Way, Bridgwater TA6 3SF**  
**£175,000**

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Making home moves happen

A stunning two bedroom 'freehold' coach house with multiple off road parking and own private garden. The accommodation is fully UPVC double glazed and warmed by mains gas fired central heating and comprises in brief; entrance hall/landing, large sitting/dining room, modern fitted kitchen, two good size bedrooms and bathroom. The property is located in a quiet cul-de-sac within the popular 'NDR' development and within easy walking distance to the town centre. The property would make an ideal first time/investment purchase.

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

The property is located in a convenient location within easy access to the town centre and ideal for those commuting to Hinkley Point. Bridgwater town itself offers an 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.

FREEHOLD COACH HOUSE  
FULLY UPVC DOUBLE GLAZED  
GAS CENTRAL HEATING  
MULTIPLE OFF ROAD PARKING  
PRIVATE GARDEN  
MODERN SANITARY FITMENTS  
WALKING DISTANCE TO TOWN CENTRE  
IDEAL FIRST TIME/INVESTMENT PURCHASE





Entrance Hall/Landing

Doors to sitting/dining room, two bedrooms and bathroom. Two storage cupboards. Rear aspect window.

Sitting/Dining Room

17' 9" x 17' 6" (5.41m x 5.33m) (max)  
Dual aspect windows to front and rear.

Kitchen

9' 9" x 7' 4" (2.97m x 2.23m) (accessed off the sitting/dining room) Front aspect window. Wall mounted gas combination boiler (concealed).

Bedroom 1

11' 5" x 10' 6" (3.48m x 3.20m) Front aspect window.

Bedroom 2

11' 4" x 10' 1" (3.45m x 3.07m) Front aspect window. Storage cupboard over stairs recess.

Bathroom

6' 10" x 6' 3" (2.08m x 1.90m) Rear aspect obscure window.

Outside

To the front of the property is an area of off road parking which has been partially sealed off to provide secure storage space. There is a further tarmac area of parking beyond and a separate enclosed area of garden located in behind.



FIRST FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 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.



17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488  
Email: [bw@gibbinsrichards.co.uk](mailto:bw@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)