



GIBBINS RICHARDS 

36 Standish Street, Bridgwater TA6 3HQ

£210,000

GIBBINS RICHARDS   
Making home moves happen

A well presented two bedroom semi-detached modern home located on Bridgwater's northern fringe and within easy access for those wishing to commute to Hinkley Point. The property is fully UPVC double glazed and warmed by mains gas fired central heating and has well proportioned accommodation arranged over two storeys comprising in brief; entrance hall, ground floor WC, sitting, kitchen/dining room. To the first floor a landing leads to two bedrooms and family bathroom with en-suite shower to master bedroom. Externally, there is garage and off road parking to the front and enclosed private garden to the rear.

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

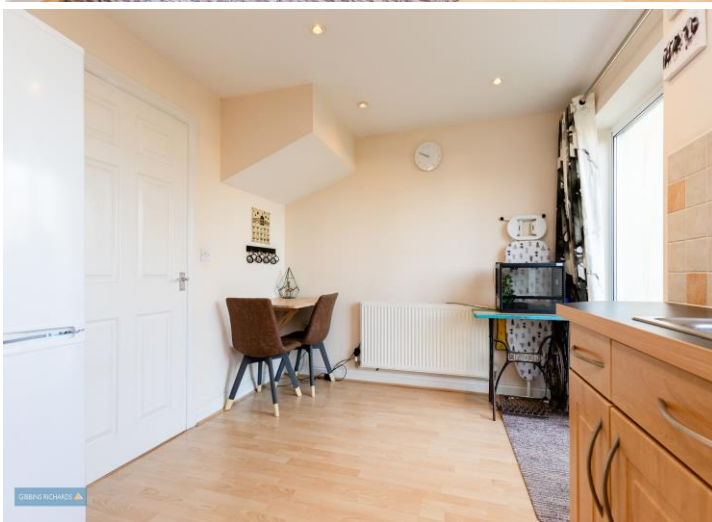
The property is situated in a pleasant position on Bridgwater's northern fringe and within easy access to the town centre. Bridgwater itself provides an excellent range of shopping, leisure and financial amenities as well easy access to the M5 motorway at Junction 23 and 24 together with a mainline intercity railway station.

EASY ACCESS TO TOWN CENTRE  
WELL PRESENTED PROPERTY  
GARAGE  
OFF ROAD PARKING  
PRIVATE ENCLOSED GARDEN  
MODERN KITCHEN & SANITARY FITMENTS  
EASY HINKLEY POINT COMMUTE  
IDEAL FIRST TIME/INVESTMENT PURCHASE

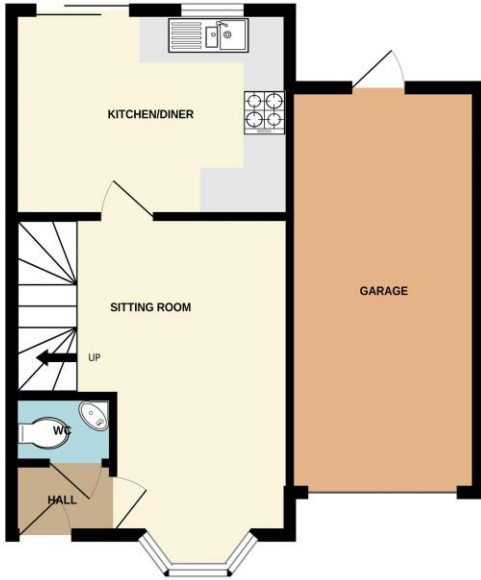




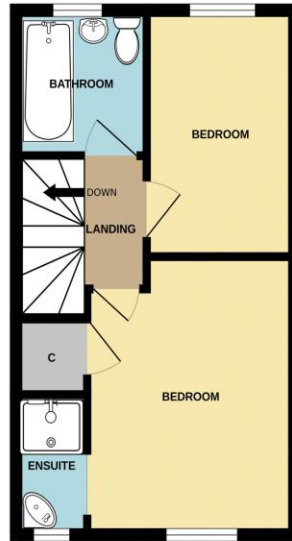
Entrance Hall	4' 9" x 3' 2" (1.45m x 0.96m)
WC	4' 9" x 2' 10" (1.45m x 0.86m) Fitted with a white two piece suite.
Sitting Room	16' 1" (4.90m) into bay x 10' 7" (3.22m) (max) Front bay window, stairs rising to first floor and useful understairs recess.
Kitchen/Diner	13' 5" x 9' 9" (4.09m x 2.97m) Sliding doors and window providing aspect and access to garden. Wall mounted gas boiler (concealed). Fitted with a modern range of matching eye and low level units with granite effect work surface and stainless sink. Integrated oven with four ring gas hob and extractor fan over.
First Floor Landing	Doors to two bedrooms and bathroom. Hatch to loft.
Bedroom 1	11' 3" x 10' 0" (3.43m x 3.05m) Front aspect window. Arch to en-suite area. Door to overstairs storage.
En-Suite Shower	Front aspect obscure window. Shower and corner wash hand basin.
Bedroom 2	10' 10" x 7' 1" (3.30m x 2.16m) Rear aspect window.
Bathroom	6' 4" x 6' 1" (1.93m x 1.85m) Obscure window to rear. Fitted with a white three piece matching suite.
Outside	The rear garden measures approximately - 19' 10" (6.04m) in length by 18' 3" (5.56m) in width. Rear pedestrian door leading to single garage. The garden is landscaped for ease of maintenance and comprises paved patio area adjoining the property with area of lazy lawn beyond. Fully enclosed by timber fencing and enjoys a good degree of privacy.
Single Garage	17' 11" x 8' 11" (5.46m x 2.72m) Vehicular roller door to front. Pedestrian door to rear. Mains lighting and power. Roof storage space. Off road parking to the front.



GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.4 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.  
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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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