



GIBBINS RICHARDS 
Making home moves happen

20 Standish Street, Bridgwater TA6 3HQ
£235,000

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**** AVAILABLE WITH NO ONWARD CHAIN ****

A spacious semi-detached property located in a pleasant pedestrianized position. The accommodation includes entrance hall, cloakroom, sitting room, dining room, fitted kitchen, three first floor bedrooms including en-suite shower room and separate bathroom. Enclosed rear garden and single garage.

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

This deceptively spacious three bedroom property enjoys a tucked away location and is located off the 'Northern Distributor Road'. There are a number of retail outlets close by, whilst the property is also within walking distance of the town centre. The M5 motorway at Junction 23 is also within convenient reach.

SPACIOUS SEMI-DETACHED HOME
TWO RECEPTIONS
FITTED KITCHEN
THREE FIRST FLOOR BEDROOMS
EN-SUITE SHOWER ROOM
ENCLOSED REAR GARDEN
SINGLE GARAGE
OPEN OUTLOOK TO FRONT
CONVENIENT REACH TO LOCAL FACILITIES
GAS CENTRAL HEATING / DOUBLE GLAZED



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Entrance Hall
Cloakroom
Sitting/Dining Room

Kitchen

First Floor Landing
Bedroom 1

En-Suite Shower Room
Bedroom 2

Bedroom 3

Bathroom
Outside

Single Garage

Understairs recess and storage cupboard.
Low level WC and wash hand basin.
Sitting Area - 17' 2" x 10' 5" (5.23m x 3.17m) opening to;
Dining Area - 9' 10" x 8' 2" (2.99m x 2.49m)
9' 10" x 8' 5" (2.99m x 2.56m) Built-in oven and gas hob. Gas fired central heating boiler.

11' 6" x 10' 5" (3.50m x 3.17m) Door to ensuite. Built-in wardrobes.

11' 2" x 9' 0" (3.40m x 2.74m) Airing cupboard.

7' 8" x 7' 5" (2.34m x 2.26m) Built-in wardrobe unit.

6' 2" x 5' 8" (1.88m x 1.73m)

Fully enclosed rear garden with small patio and direct access to garage.

18' 0" x 8' 3" (5.48m x 2.51m) Roller door to front. Light and power.

AGENTS NOTE

Please note the title to the property is freehold but the garage is held under a leasehold title. The term of the Lease is 999 years from 1st January 2006. Full details of the Lease and charges (if applicable) should be sought via your Legal Representative.



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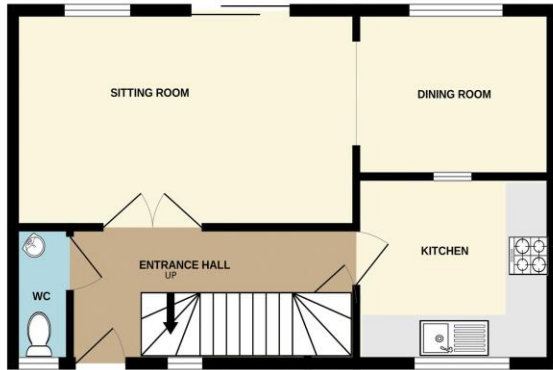


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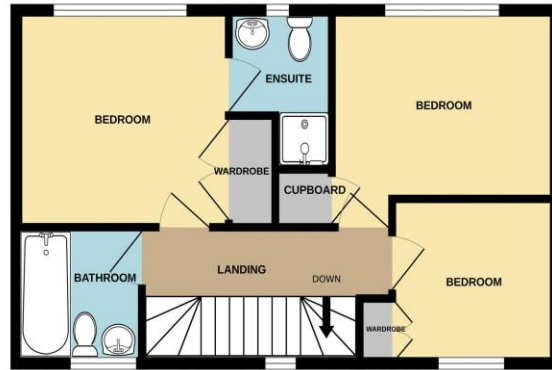


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GROUND FLOOR



FIRST FLOOR



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.
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.

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