



GIBBINS RICHARDS 
Making home moves happen

15 Cedar Close, Bridgwater TA6 5DP
£269,950

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A well presented end of terrace property located in a cul-de-sac position. The accommodation includes entrance porch, entrance hall, generous size sitting room, extended kitchen/dining room, three first floor bedrooms and shower room. Garage and enclosed rear garden.

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

An internal viewing is highly recommended to fully appreciate this very well presented three bedroom family home. The property is located at the end of a cul-de-sac within the popular 'Bridge Estate' development which is located off Westonzoyland Road. There are a number of facilities close by including a popular primary school. Bridgwater town centre is just over one mile distant which boasts a wide and comprehensive range of facilities as well as M5 and intercity railway access.

POPULAR BRIDGE ESTATE DEVELOPMENT
WELL PRESENTED EXTENDED ACCOMMODATION
SPACIOUS SITTING ROOM
RE-FITTED KITCHEN/DINING ROOM
THREE FIRST FLOOR BEDROOMS
RE-FITTED SHOWER ROOM
GARAGE / PARKING
ENCLOSED REAR GARDEN
GAS CENTRAL HEATING





Entrance Porch

Entrance Hall

Stairs to first floor.

Sitting Room

23' 2" x 12' 5" (7.06m x 3.78m) reducing to 7' 10" (2.39m) wide in part. Patio doors to kitchen/dining room.

Kitchen/Dining Room

('L' shaped) 19' 3" x 15' 5" (5.86m x 4.70m) reducing to 8' 10" (2.69m) wide to dining section. Attractively fitted with a comprehensive range of high gloss units with 'Quartz' worktops, built-in oven and gas hob. Access to rear garden.

First Floor Landing

Access to loft space.

Bedroom 1

13' 5" x 9' 2" (4.09m x 2.79m)

Bedroom 2

10' 0" x 9' 2" (3.05m x 2.79m)

Bedroom 3

6' 11" x 6' 6" (2.11m x 1.98m)

Shower Room

8' 0" x 6' 5" (2.44m x 1.95m)

Outside

Open plan lawn garden with driveway leading to detached SINGLE GARAGE and side gate leading to the rear garden which is fully enclosed with decking section, artificial lawn, side courtyard and storage shed.





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.

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