



GIBBINS RICHARDS  
Making home moves happen

**Four Winds, Westonzoyland Road, Bridgwater TA6 5BW**  
**£279,950**

**GIBBINS RICHARDS**   
Making home moves happen



A spacious 1930's home offering great potential for further improvement. The accommodation includes; spacious living room, separate dining room, kitchen/breakfast room, three first floor bedrooms and bathroom, off road parking and enclosed gardens. No onward chain.

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

Four Winds is a spacious 1930's home benefitting from no onward chain. The accommodation incorporates two separate reception rooms, spacious kitchen together with three generous sized bedrooms and bathroom to the first floor. The property is located on the eastern outskirts of Bridgwater within easy access to local facilities including primary and secondary school education and local shopping parade. Bridgwater town centre itself is just over one mile distant.

SPACIOUS ACCOMMODATION  
TWO RECEPTION ROOMS  
THREE DOUBLE BEDROOMS  
FIRST FLOOR BATHROOM  
GARDENS TO FRONT AND REAR  
OFF ROAD PARKING  
NO ONWARD CHAIN  
MUCH POTENTIAL







Entrance Hall

Living Room 16' 9" x 12' 5" (5.10m x 3.78m)

Dining Room 12' 5" x 13' 8" (3.78m x 4.16m)

Kitchen/Breakfast Room 13' 11" x 10' 2" (4.24m x 3.10m)

First Floor Landing

Bedroom 1 12' 5" x 10' 2" (3.78m x 3.10m)

Bedroom 2 11' 5" x 9' 6" (3.48m x 2.89m)

Bedroom 3 9' 5" x 9' 1" (2.87m x 2.77m)

Bathroom 6' 8" x 5' 0" (2.03m x 1.52m)

Outside Open plan gardens to the front and enclosed garden to rear. Off road parking.





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.  
Made with Metropix 5/2024



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