



GIBBINS RICHARDS ▲

82 Ashleigh Avenue, Bridgwater TA6 6AX

£289,950

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Making home moves happen

A well proportioned four bedroom terrace house located within walking distance to the town centre and local amenities. The property itself benefits from double glazing throughout, warmed by mains gas fired central heating, double garage, private low maintenance rear garden. The accommodation comprises in brief; entrance hallway, sitting room, dining/living room, spacious kitchen/breakfast room, separate utility room and ground floor cloakroom. To the first floor are three bedrooms and re-fitted shower room and further bedroom to the second floor.

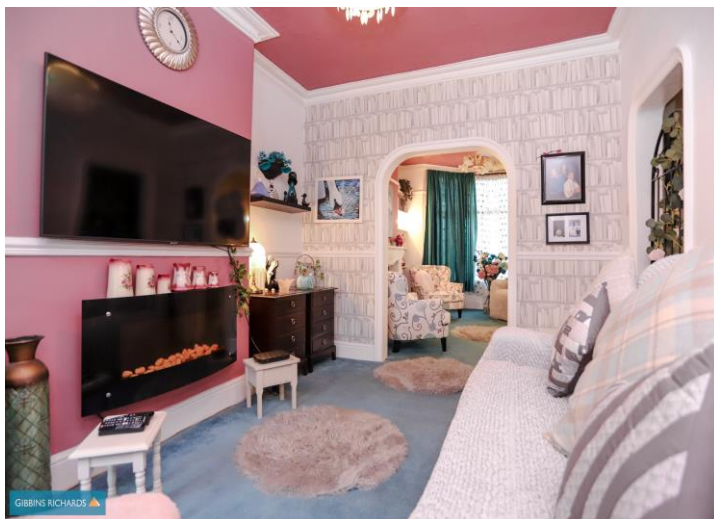
Tenure: Freehold / Energy Rating: D / Council Tax Band: B

Located within easy walking distance to the town centre, as well as local schools, this property lends itself perfectly to young families or persons looking to up size. Bridgwater 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.

BEAUTIFULLY PRESENTED THROUGHOUT
SPACIOUS LIVING ACCOMMODATION
GAS CENTRAL HEATING
FULLY DOUBLE GLAZED
FOUR BEDROOMS
RE-FITTED SHOWER ROOM / GROUND FLOOR CLOAKROOM
LOW MAINTENANCE REAR GARDEN
DOUBLE GARAGE
WALKING DISTANCE TO LOCAL AMENITIES & TOWN CENTRE
EASY ACCESS TO THE M5 MOTORWAY



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|------------------------|---|
| Entrance Hall | Stairs to first floor. |
| Sitting Room | 12' 0" x 11' 0" (3.65m x 3.35m) Front aspect bay window. |
| Dining/Living Room | 13' 0" x 9' 9" (3.96m x 2.97m) Rear aspect window. |
| Kitchen/Breakfast Room | 21' 5" x 9' 9" (6.52m x 2.97m) Rear and side aspect windows. Door to utility. |
| Utility Room | 7' 1" x 4' 9" (2.16m x 1.45m) Door to garden. |
| Cloakroom | Low level WC and wash hand basin. |
| First Floor Landing | Stairs continuing to second floor bedroom. Doors to three bedrooms and shower room. Storage cupboard. |
| Bedroom 1 | 15' 4" x 11' 1" (4.67m x 3.38m) Front and side aspect windows. |
| Bedroom 2 | 13' 0" x 10' 0" (3.96m x 3.05m) Rear aspect window. |
| Bedroom 3 | 10' 1" x 8' 5" (3.07m x 2.56m) Rear aspect window. |
| Shower Room | 9' 7" x 6' 4" (2.92m x 1.93m) Side aspect obscure window. Equipped in a modern suite comprising low level WC, wash hand basin and walk-in shower. |
| Second Floor Landing | Doors to eaves storage and bedroom. |
| Second Floor Bedroom | 11' 8" x 11' 6" (3.55m x 3.50m) Velux window. Door to eaves storage. |
| Outside | To the front of the property is an area of garden leading to front door. To the rear is a private and fully enclosed low maintenance garden with covered seating area ideal for entertaining. |
| Double Garage | 17' 1" x 16' 4" (5.20m x 4.97m) Electric up and over door. Mains lighting and power. |



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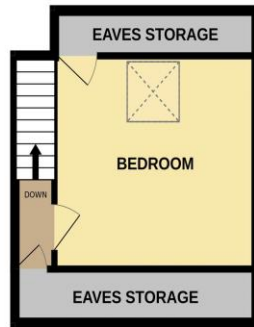
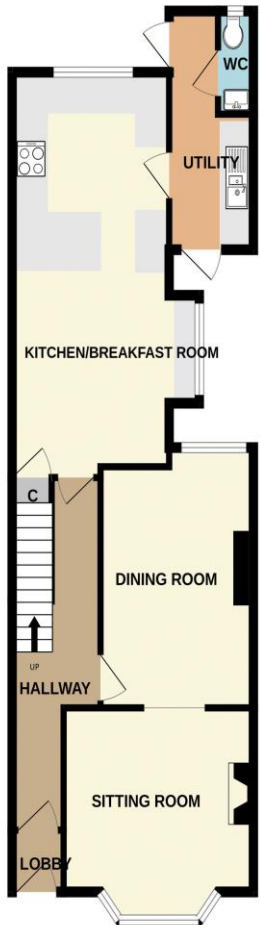


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GROUND FLOOR

1ST FLOOR

2ND 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.
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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