



GIBBINS RICHARDS 
Making home moves happen

8 Westwood Road, Bridgwater TA6 4HJ
£189,950

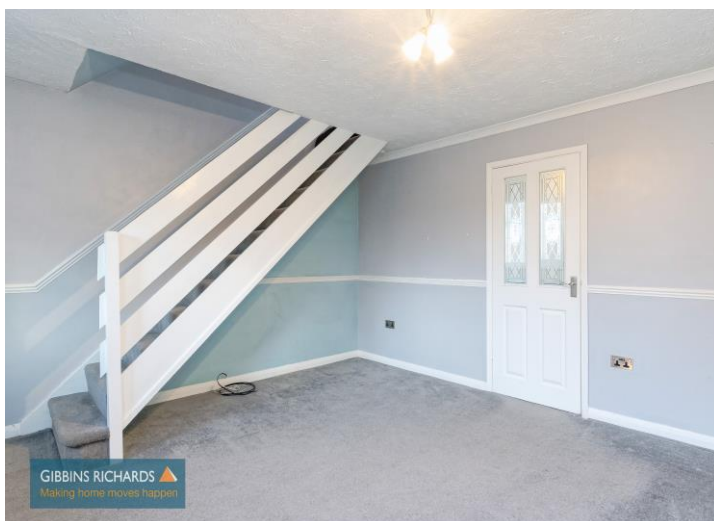
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A well presented two bed end of terrace house with multiple off road parking, good size rear garden and conservatory. The accommodation comprises in brief; sitting room, kitchen/diner, conservatory, two first floor bedrooms and bathroom. Ideal first time/investment purchase.

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

The property is located in a quiet position within this popular estate and within easy walking distance to local shops and amenities. Bridgwater town 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.

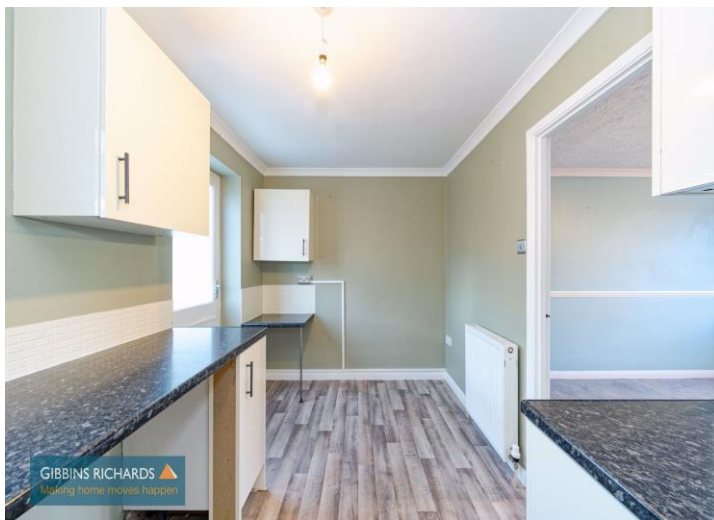
NO ONWARD CHAIN
GAS CENTRAL HEATING
OFF ROAD PARKING
CONSERVATORY
END TERRACE HOUSE
EASY ACCESS TO THE M5 MOTORWAY
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
IDEAL INVESTMENT / FIRST TIME PURCHASE
FULLY ENCLOSED REAR GARDEN





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Sitting Room	13' 9" x 13' 1" (4.2m x 4.m) Front aspect window. Stairs to first floor. Door to;
Kitchen/Diner	13' 9" x 7' 3" (4.2m x 2.2m) Rear aspect window and door to conservatory. Space and plumbing for washing machine.
Conservatory	12' 2" x 9' 10" (3.7m x 3.m) French doors to rear garden.
First Floor Landing	Side aspect window. Doors to two bedrooms and bathroom. Hatch to loft.
Bedroom 1	11' 6" x 10' 6" (3.5m x 3.2m) Front aspect window. Built-in wardrobe and airing cupboard.
Bedroom 2	8' 10" x 6' 11" (2.7m x 2.1m) Rear aspect window.
Bathroom	6' 3" x 5' 7" (1.9m x 1.7m) Rear aspect obscure window. Equipped in a three piece suite comprising low level WC, wash hand basin and bath with overhead shower.
Outside	To the front of the property there is off road parking for multiple vehicles and side access gate to rear garden. To the rear is a fully enclosed low maintenance garden.



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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.

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