



GIBBINS RICHARDS   
Making home moves happen

20 Viscount Square, Bridgwater TA6 3TZ  
£245,000

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Internal viewing strongly advised! A most deceptively spacious corner house boasting two separate reception rooms, spacious kitchen, double glazed conservatory, downstairs cloakroom, three first floor bedrooms, including a large master bedroom with walk-in wardrobe and en-suite shower room, landscaped rear garden with direct access to garage.

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

This spacious corner house located in the 'Wembdon' parish which is within easy reach of both primary and secondary schooling and local retail parks.

For the commuter, the property is well placed for the M5, whilst the town centre is just over one mile distant. The property is located within convenient reach of the town centre as well as retail parks and M5 access. The property is also within walking distance of primary and secondary school education.

LARGER THAN AVERAGE HOME  
TWO SEPARATE RECEPTION ROOMS  
CONSERVATORY  
LARGE MASTER BEDROOM WITH EN-SUITE SHOWER ROOM  
LANDSCAPED REAR GARDEN  
DIRECT ACCESS FROM GARDEN TO GARAGE  
FULLY DOUBLE GLAZED  
GAS CENTRAL HEATING  
CLOSE TO HINKLEY POINT PICK UP POINTS







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Entrance Hall	Stairs to first floor.
Cloakroom	Low level WC and wash hand basin.
Sitting Room	15' 10" x 10' 2" (4.82m x 3.10m) Mock fireplace.
Dining Room	10' 0" x 8' 5" (3.05m x 2.56m)
Kitchen	17' 8" (max) (5.38m) x 7' 2" (2.18m) with built-in oven and gas hob, plumbing for washing machine. Understairs storage.
Conservatory	8' 10" x 7' 10" (2.69m x 2.39m) (accessed off sitting room)
First Floor Landing	Access to loft space.
Bedroom 1	14' 5" x 8' 10" (4.39m x 2.69m) A most generous size room with large double walk-in wardrobe.
En-Suite Shower Room	Shower cubicle, low level WC and vanity wash basin.
Bedroom 2	10' 0" x 9' 0" (3.05m x 2.74m) (plus door recess) with a large shelved linen/storage cupboard. Over stairs boiler/storage cupboard.
Bedroom 3	7' 0" x 6' 6" (2.13m x 1.98m)
Bathroom	6' 8" x 5' 6" (2.03m x 1.68m) White suite comprising low level WC, wash hand basin and bath.
Outside	The rear garden has been well landscaped with ornamental wood mosh bed, patio sections, small lawned area and personnel door to garage as well as a rear pedestrian gate.

#### AGENTS NOTE

We understand the property is subject to an annual estate management fee of £302.65 payable to BNS Property Services towards ongoing maintenance and upkeep of the area. Full details of this can be sought via your Legal Representative.

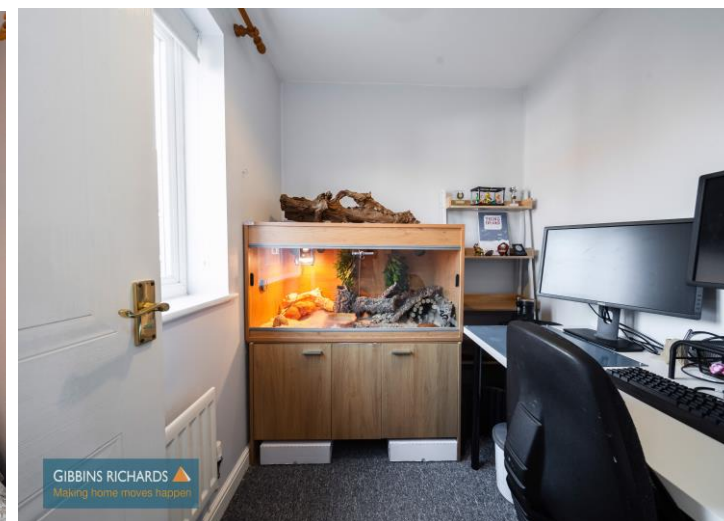
We, Gibbins Richards, are fully disclosing that this property is owned by a member of staff's family, but that Gibbins Richards will make no financial gain other than their usual commission applicable.



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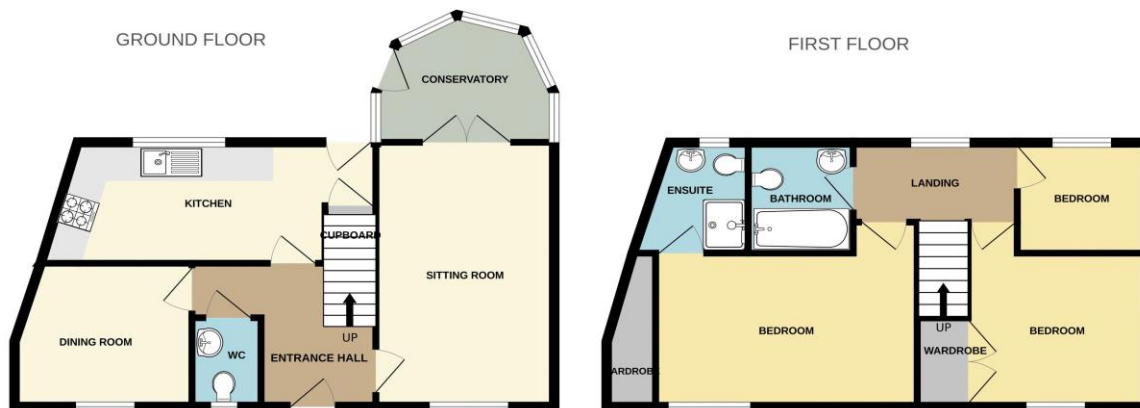


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 6/2025



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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