



GIBBINS RICHARDS 
Making home moves happen

25c Church Street, Bridgwater TA6 5AT
£160,000

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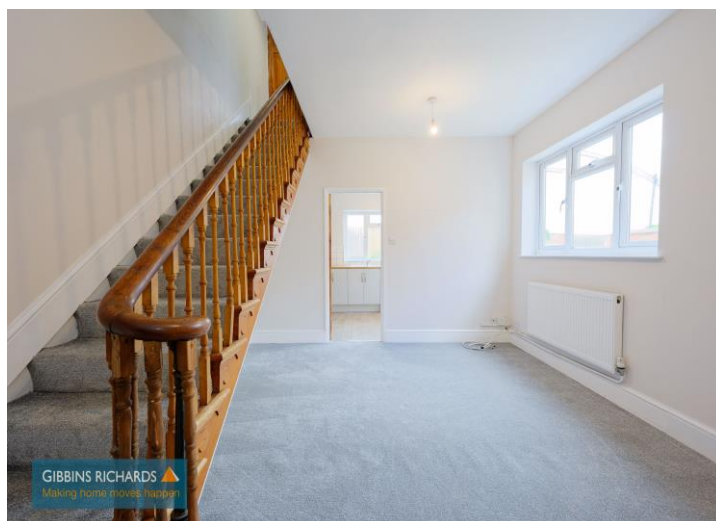
**** AVAILABLE WITH NO ONWARD CHAIN ****

A recently redecorated, well presented and proportioned two bedroom end of terrace older style property. Located to the rear of Church Street. Offering modern kitchen and good size sitting room. Rear access to an allocated parking space, easy to maintain garden and useful outside storage shed.

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

The property is perfectly positioned within walking distance of Bridgwater's town centre and would make an ideal first time/investment purchase. Bridgwater provides an excellent range of shopping, leisure and financial amenities and easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

NO ONWARD CHAIN
WELL PRESENTED OLDER STYLE END OF TERRACE
TWO BEDROOMS
MODERN FITTED KITCHEN
GOOD SIZE SITTING ROOM
BATHROOM
DOUBLE GLAZING / GAS CENTRAL HEATING
LOW MAINTENANCE GARDEN
OFF ROAD PARKING / OUTSIDE STORE CUPBOARD
IDEAL FIRST TIME / INVESTMENT PURCHASE





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Entrance	Providing access into;
Kitchen	12' 3" x 8' 7" (3.73m x 2.61m) Front and side aspect windows. Fitted with a range of modern base and wall units. Integral oven, electric hob, extractor fan. Space for washing machine.
Sitting Room	15' 0" x 12' 3" (4.57m x 3.73m) Side aspect window. Stairs to first floor. Electric meter boxes.
First Floor Landing	10' 2" x 6' 0" (3.10m x 1.83m) Access to storage cupboard housing the gas boiler. Doors to two bedrooms and bathroom.
Bedroom 1	12' 3" x 8' 5" (3.73m x 2.56m) Side aspect window.
Bedroom 2	9' 7" x 8' 3" (2.92m x 2.51m) Front aspect window.
Bathroom	6' 9" x 5' 11" (2.06m x 1.80m) Side aspect window. Three piece suite comprising low level WC, pedestal wash hand basin, bath with electric shower over.
Outside	To the front of the property there is off road parking for one vehicle and access to an outside storage cupboard. The garden is laid for low maintenance to the side of the property.



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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.
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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.
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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