



GIBBINS RICHARDS 
Making home moves happen

23 Tynte Road, Bridgwater TA6 4LA
£257,500

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

Well presented three bedroom semi-detached house with ample off road parking and garage located on the east side of Bridgwater. The accommodation comprises in brief; entrance hall, sitting/dining room, modern fitted kitchen, three first floor bedrooms and family bathroom. The property is warmed by mains gas fired central heating and fully double glazed. Fully enclosed low maintenance rear garden. Ideal family home.

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

The property is situated just a stones throw from local shops and amenities and within easy access to Bridgwater's town centre. 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.

WELL PROPORTIONED PROPERTY
THREE BEDROOMS
LARGE SITTING/DINING ROOM
FITTED KITCHEN
GAS CENTRAL HEATING
WELL PRESENTED ENCLOSED REAR GARDEN
GARAGE / MULTIPLE OFF ROAD PARKING
NO ONWARD CHAIN



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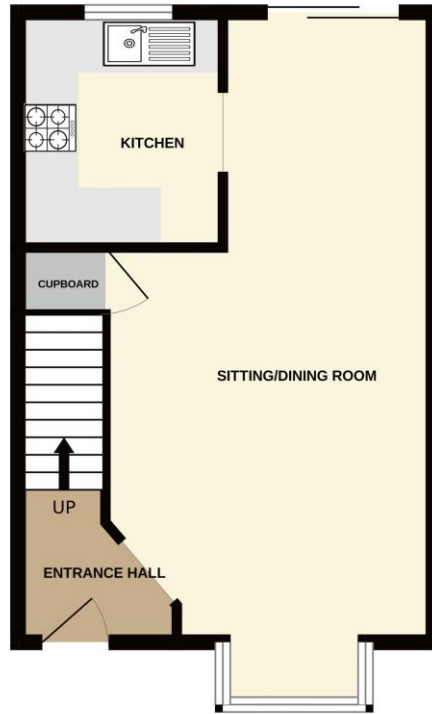
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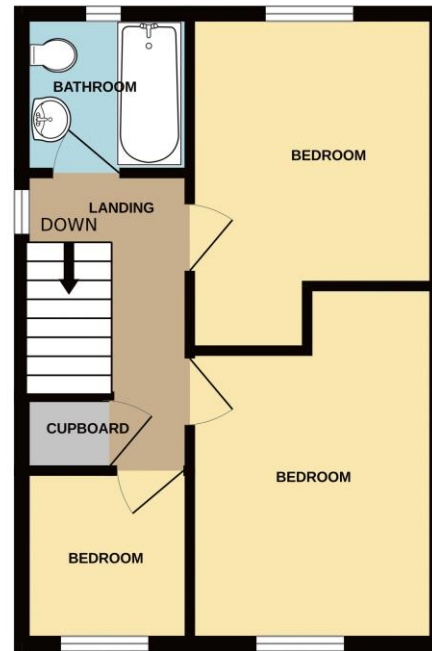
Entrance Hall	6' 2" x 5' 6" (1.88m x 1.68m) Stairs rising to first floor.
Sitting/Dining Room	23' 4" x 12' 3" (7.11m x 3.73m) reducing to 7' 10" (2.39m) ('L' shaped room) Front aspect box bay window. Rear aspect sliding patio doors to garden. Understairs storage. Open archway to kitchen.
Kitchen	8' 4" x 7' 4" (2.54m x 2.23m) Rear aspect window. Fitted with a range of units to base and wall. Space for cooker and tall fridge/freezer. Space and plumbing for washing machine. Central heating boiler.
First Floor Landing	Side aspect window. Doors to three bedrooms and bathroom. Storage cupboard housing immersion. Hatch to loft.
Bedroom 1	10' 3" x 8' 10" (3.12m x 2.69m) Rear aspect window. Recess for wardrobe.
Bedroom 2	10' 5" x 8' 10" (3.17m x 2.69m) plus wardrobe recess. Front aspect window.
Bedroom 3	7' 4" x 6' 8" (2.23m x 2.03m) Front aspect window.
Bathroom	6' 6" x 5' 6" (1.98m x 1.68m) Rear aspect obscure window. Modern 'P' shaped bath with mixer shower off mains, low level WC and pedestal wash hand basin.
Outside	The frontage is laid to tarmac providing ample off road parking for three vehicles and access to the garage with up and over door. Side gate into the rear garden. The rear garden is laid to patio to the immediate rear of the property and is laid for ease of maintenance with decking area and artificial lawn. The grounds extend to the rear of the garage and a door providing access into the garage and enclosed with fencing to all boundaries.



GROUND FLOOR



FIRST 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.
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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