



GIBBINS RICHARDS 
Making home moves happen

2 Ruborough Road, Bridgwater TA6 5DJ
£275,000

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A well presented two bedroom semi-detached bungalow located within the sought after 'Bridge Estate' development on the east side of Bridgwater. The accommodation comprises in brief; entrance hall, sitting/dining room, well equipped kitchen, shower room, double glazed conservatory and two good size bedrooms. The property is warmed by gas central heating and also benefits from a single garage, multiple off road parking to the front and private and fully enclosed garden to the rear.

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

An internal viewing is recommended to fully appreciate this two bedroom semi-detached bungalow. The property is located within easy access to local shops and amenities and within a short distance of Bridgwater's town centre. 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.

TWO BEDROOM SEMI-DETACHED BUNGALOW
SOUGHT AFTER 'BRIDGE ESTATE' LOCATION
GAS CENTRAL HEATING
DOUBLE GLAZING
CONSERVATORY
SINGLE GARAGE
MULTIPLE OFF ROAD PARKING
PRIVATE & FULLY ENCLOSED REAR GARDEN





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Entrance Hall	Doors to kitchen, shower room, sitting/dining room and bedroom. Storage cupboard.
Kitchen	10' 4" x 8' 6" (3.16m x 2.60m) Fitted floor and wall units. Integrated oven and hob. Door to;
Conservatory	10' 8" x 10' 0" (3.25m x 3.05m) Door to garden.
Sitting/Dining Room	28' 2" x 12' 1" (8.59m x 3.69m) Front aspect window. Feature fireplace.
Bedroom 1	14' 6" x 11' 7" (4.43m x 3.54m) Front aspect window.
Bedroom 2	13' 6" x 11' 6" (4.11m x 3.51m) Side aspect window.
Shower Room	7' 9" x 5' 3" (2.35m x 1.61m) Low level WC, wash hand basin and shower area.
Outside	To the front of the property there is an area of lawn with driveway for multiple vehicles in front of the single garage. To the rear is a private and fully enclosed garden laid to patio and lawn.
Single Garage	17' 3" x 7' 11" (5.25m x 2.41m) Electric door to front. Rear aspect window. Door to garden.



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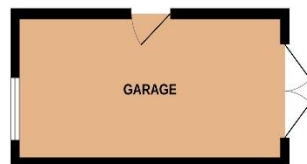


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, balconies, porches and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
Made on 10/09/2025



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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