



GIBBINS RICHARDS 
Making home moves happen

127 Bristol Road, Bridgwater TA6 4AX
£249,000

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**** AVAILALBE WITH NO ONWARD CHAIN **** This well appointed five bedroom end terrace house is situated in a convenient position close to local amenities. The accommodation comprises in brief; entrance porch, entrance hall, sitting room, additional family room, kitchen, separate utility room, dining room and ground floor shower room. To the first floor are five bedrooms, bathroom and separate shower room. Garage and fully enclosed private rear garden.

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

Situated in a convenient position close to local amenities and the nearby town centre of Bridgwater provides an excellent range of shopping, leisure and financial amenities. Bridgwater itself also provides easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

NO ONWARD CHAIN
TWO RECEPTION ROOMS
FIVE BEDROOMS
BATHROOM & TWO SHOWER ROOMS
GARAGE
PRIVATE ENCLOSED GARDEN
IDEAL FAMILY HOME / INVESTMENT PURCHASE
VIEWING ADVISED



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Entrance Porch	4' 2" x 4' 1" (1.27m x 1.24m)
Entrance Hall	Multiple storage cupboards.
Sitting Room	13' 5" x 13' 1" (4.09m x 3.98m) Front aspect window.
Family Room	13' 6" x 10' 0" (4.11m x 3.05m) Front and side aspect windows. Feature fireplace.
Utility Room	5' 10" x 5' 6" (1.78m x 1.68m)
Ground Floor Shower Room	5' 5" x 5' 5" (1.65m x 1.65m)
Kitchen	15' 4" x 11' 6" (4.67m x 3.50m) Rear aspect windows. Doors to garage and garden.
Dining Room	10' 0" x 8' 6" (3.05m x 2.59m) Multiple storage cupboards.
First Floor Landing	
Bedroom 3	10' 2" x 10' 1" (3.10m x 3.07m) Rear aspect window. Storage cupboard.
Bedroom 2	12' 1" x 10' 0" (3.68m x 3.05m) Side aspect window. Storage cupboards.
Bedroom 1	13' 0" x 12' 8" (3.96m x 3.86m) Front aspect window.
Bathroom	8' 2" x 6' 0" (2.49m x 1.83m)
Steps leading to further landing area.	
Shower Room	10' 9" x 5' 1" (3.27m x 1.55m)
Bedroom 4	10' 6" x 7' 11" (3.20m x 2.41m) Sky light.
Bedroom 5	13' 10" x 7' 6" (4.21m x 2.28m) Rear aspect window.
Garage	22' 0" x 13' 11" (6.70m x 4.24m) Housing gas boiler.



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GROUND FLOOR



1ST 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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