



GIBBINS RICHARDS 
Making home moves happen



18, Reedmoor Gardens, Bridgwater, TA6 3SL
£159,950

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PERFECT FIRST TIME BUY OR INVESTMENT. A spacious two bedroom coach house located in a pleasant 'no through road' position. The self contained accommodation includes first floor sitting room with 'Juliet' balcony, fitted kitchen including built-in oven and hob, two bedrooms and bathroom. Garage and driveway beneath the property.

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

This spacious two bedroom semi-detached coach house would be a perfect opportunity for first time buyers or investors looking for a low maintenance home. The property provides gas centrally heated self contained accommodation including a spacious sitting room, well equipped kitchen as well as two good size bedrooms and bathroom with shower over bath. The property is located in the 'Wembdon' parish of Bridgwater off the Northern Distributor Road therefore being within easy reach of local retail parks, playing fields and Wembdon Village Hall. The town centre itself is approximately one mile distant.

- NO ONWARD CHAIN
- IDEAL FIRST TIME / INVESTMENT PURCHASE
- EASY TO MAINTAIN ACCOMMODATION
- FIRST FLOOR SITTING ROOM WITH 'JULIET' BALCONY
- WELL EQUIPPED KITCHEN
- TWO BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- GARAGE / OFF ROAD PARKING

Entrance Lobby	Stairs to first floor.
Sitting Room	17' 8" x 9' 0" (5.38m x 2.74m) with 'Juliet' balcony, archway to;
Kitchen	9' 8" x 7' 10" (2.94m x 2.39m) with built-in oven and gas hob. Boiler cupboard.
Bedroom 1	11' 5" x 9' 10" (3.48m x 2.99m) with double wardrobe unit.
Bedroom 2	8' 2" x 7' 5" (2.49m x 2.26m)
Bathroom	6' 5" x 6' 5" (1.95m x 1.95m) Low level WC, wash hand basin and bath with overhead shower.
Single Garage	(directly beneath coach house - middle one) with off road parking to the front.
AGENTS NOTE	We, Gibbins Richards, are fully disclosing that this property is owned by a Chief Executive of the company we are acting for, but that Gibbins Richards will make no financial gain other than their usual commission applicable.



GROUND FLOOR



While 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 are the responsibility of the client for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with iMatterpro (2020)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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.