



GIBBINS RICHARDS 
Making home moves happen

116a West Street, Bridgwater TA6 7EU
£340,000

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**** NEW BUILD - AVAILABLE WITH NO ONWARD CHAIN ****

A beautifully presented two double bedroom new build bungalow located on the west side of Bridgwater enjoying ample off-road parking, air source heat pump heating, enclosed rear garden and front and rear access. The accommodation comprises in brief; spacious entrance hall, well equipped kitchen with integrated appliances, spacious sitting room, two good size bedrooms and modern fitted bathroom.

Tenure: Freehold / Energy Rating: C / Council Tax Band: 2

The property is located on West Street in Bridgwater and can be found via a private gated driveway opposite Westfield Church, and just a stones throw from Bridgwater's town centre and within easy access to local shops and amenities. Bridgwater town itself provides 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.

NEW BUILD - DETACHED BUNGALOW
TWO DOUBLE BEDROOMS
LARGE ENTRANCE HALL
MODERN WELL FITTED KITCHEN WITH INTEGRATED APPLIANCES
MODERN WHITE FITTED BATHROOM
GOOD SIZE SITTING ROOM
AMPLE OFF ROAD PARKING / ELECTRIC CHARGING POINT
FULLY ENCLOSED LOW MAINTENANCE REAR GARDEN
ICW TEN YEAR BUILDERS GUARANTEE
AIR SOURCE HEAT PUMP / FULLY DOUBLE GLAZED





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Entrance Hall	12' 10" x 8' 9" (3.91m x 2.66m) Doors to all rooms. Storage cupboard housing underfloor heating manifold, fuse box.
Sitting Room	13' 6" x 12' 0" (4.11m x 3.65m) Front aspect window.
Kitchen	12' 10" x 10' 8" (3.91m x 3.25m) Front aspect window. Fitted with a range of modern base and wall units, integrated, fridge/freezer, oven and electric hob with extractor fan over. Built-in washing machine and dishwasher. Side access door.
Bedroom 1	18' 2" x 7' 5" (5.53m x 2.26m) Dual aspect windows to rear. Thermostat control for heating.
Bedroom 2	11' 3" x 9' 11" (3.43m x 3.02m) Rear aspect window. Thermostat control for heating.
Bathroom	7' 5" x 6' 11" (2.26m x 2.11m) Rear aspect obscure window. Fitted with a three piece suite comprising low level WC, wash hand basin with vanity storage under, bath with mixer tap shower from mains.
Outside	A wooden four bar gate leads up a sweeping driveway to the front which is laid to lawn with patio area to the front door. Fully enclosed low maintenance rear garden laid to stone chippings. To the rear of the garden double wooden gates provide access from a rear lane accessible via Northfield to the rear of the property where there is off road parking for two vehicles. Garden shed. Outside water tap, power and electric vehicle charging point.



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GROUND 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.



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