



GIBBINS RICHARDS 
Making home moves happen

25 Cheviot Street, Bridgwater TA6 6EY
£405,000

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A superbly presented and well appointed detached family home providing spacious accommodation throughout including welcoming reception hall, three reception rooms, superbly fitted kitchen/dining room, four generous size first floor bedrooms including en-suite shower room. Corner plot gardens, double garage and ample off road parking.

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

An internal viewing is strongly recommended to fully appreciate this well appointed detached home which enjoys a prominent corner plot position. The property is located on the 'Stockmoor Grange' development which is within convenient reach of local amenities including primary school and general stores. Whilst the M5 motorway at Junction 24 is within convenient reach, Bridgwater town centre is approximately one mile distant which provides a host of shopping, leisure and cultural facilities.

WELL APPOINTED DETACHED FAMILY HOME
THREE RECEPTIONS
FOUR GENEROUS SIZE BEDROOMS
EN-SUITE SHOWER ROOM TO MASTER BEDROOM
SUPERBLY FITTED KITCHEN/DINING ROOM
ABOVE AVERAGE SIZE CORNER PLOT GARDENS
DOUBLE GARAGE / AMPLE OFF ROAD PARKING



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Spacious Reception Hall	Stairs to first floor. Doors to sitting room, study, kitchen, dining room, deep downstairs storage cupboard and cloakroom.
Cloakroom	Low level WC and wash hand basin.
Study	8' 10" x 7' 8" (2.69m x 2.34m)
Sitting Room	16' 2" x 12' 5" (4.92m x 3.78m) Wall mounted fire. Access to rear garden.
Dining Room	9' 9" x 9' 5" (2.97m x 2.87m) Opening to kitchen and door to entrance hall.
Kitchen	13' 2" x 12' 0" (4.01m x 3.65m) Beautifully re-fitted incorporating a central island unit, comprehensive range of floor and wall cupboard units with 'Quartz' work tops, built-in appliances to include fridge/freezer, dishwasher unit, 'Belling' dual fuel Range oven with splash plate and extractor hood.
Utility Room	Space and plumbing for washing machine. Concealed gas fired central heating boiler and access to rear garden.
First Floor Landing	Access to loft space. Airing cupboard containing hot water tank.
Bedroom 1	13' 2" x 12' 5" (4.01m x 3.78m) Fitted triple wardrobe unit.
En-Suite Shower Room	Double shower enclosure, low level WC and wash hand basin.
Bedroom 2	14' 2" x 10' 5" (4.31m x 3.17m) Recessed wardrobe unit.
Bedroom 3	10' 8" x 8' 10" (3.25m x 2.69m)
Bedroom 4	10' 5" x 9' 8" (3.17m x 2.94m) with recessed double wardrobe unit.
Family Bathroom	Four piece suite comprising bath, low level WC, wash hand basin and shower enclosure.
Outside	Enclosed front and side garden area. Fully enclosed rear garden laid to lawn with sun patio and side gravelled section. Rear pedestrian gate leads to a double width driveway leading to a detached double garage. Fully enclosed side area of gravelled garden with storage facility.
Double Garage	Two up and over doors, light and power. Door to rear garden.



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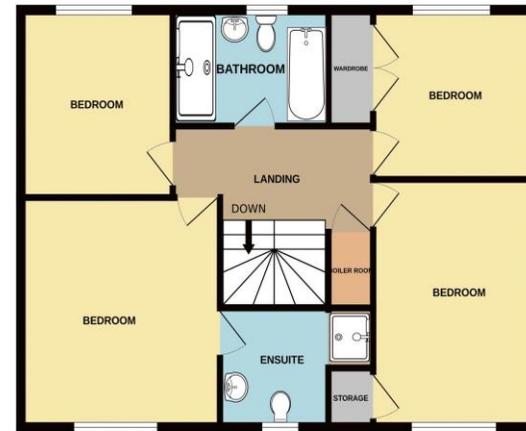


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GROUND FLOOR



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.
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