



GIBBINS RICHARDS 
Making home moves happen

29 Gordon Terrace, Bridgwater TA6 5JP
£210,000

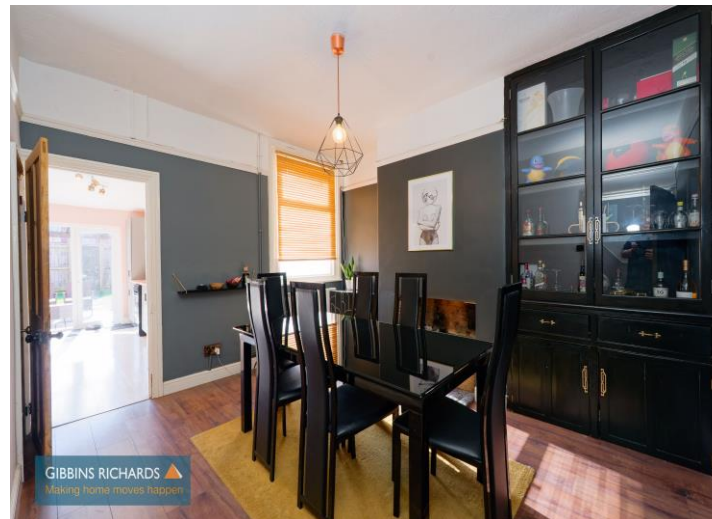
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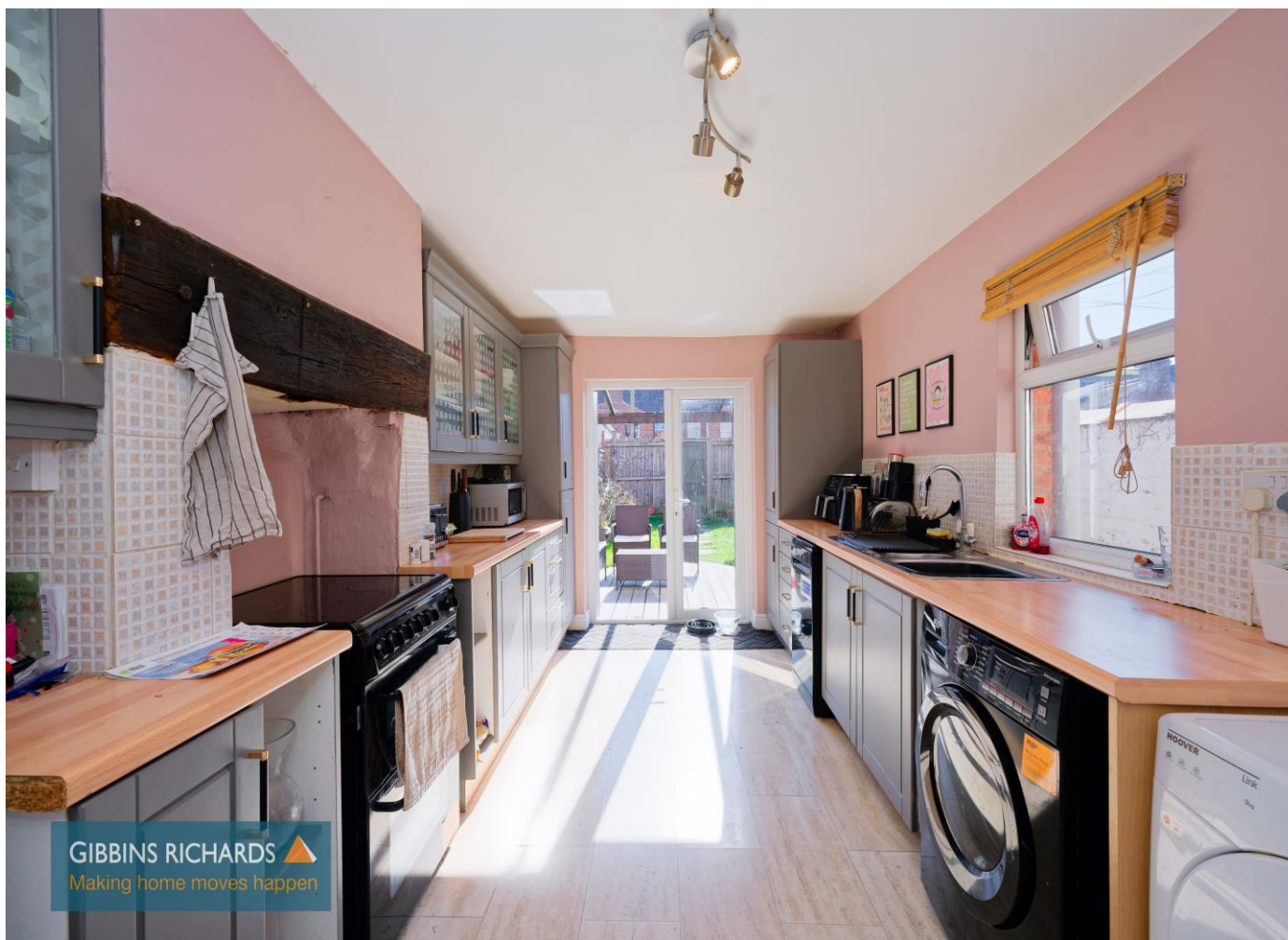
A spacious and well presented bay fronted Victorian terrace boasting a south/east facing rear garden with access to two adjacent parking spaces. The accommodation includes; entrance lobby, entrance hall, sitting room with feature wood burning stove, separate dining room, modern fitted kitchen with two access points to rear garden. First floor landing providing three bedrooms and re-fitted shower room. Fully enclosed rear garden.

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

An internal viewing is highly recommended to fully appreciate this characterful Victorian terrace home which boasts a number of attractive features, as well as modern day comforts including a re-fitted first floor shower room, modern kitchen, gas central heating and part double glazing. The property is located to the end of a 'no through road' near Cranleigh Gardens which is within comfortable walking distance of the town centre and mainline railway station.

WELL PRESENTED VICTORIAN TERRACE
SOUTH/EAST FACING REAR GARDEN
GAS CENTRAL HEATING
OFF ROAD PARKING
MODERN FITTED KITCHEN & SHOWER ROOM
THREE BEDROOMS
WALKING DISTANCE TO TOWN CENTRE
IDEAL FIRST TIME/INVESTMENT PURCHASE
VIEWING HIGHLY RECOMMENDED





Entrance Lobby
Entrance Hall
Sitting Room

Dining Room

Kitchen

First Floor Main Landing

Bedroom 1

Bedroom 2

Rear Landing

Bedroom 3/Study

Shower Room

Outside

Door to;
Original tiled flooring, stairs to first door.
13' 5" (4.09m) into bay x 10' 8" (3.25m)
with feature wood burning stove.
12' 5" x 11' 0" (3.78m x 3.35m) Fireplace
recess. Dresser and storage unit. Door to
understairs storage cupboard.
14' 2" x 9' 0" (4.31m x 2.74m) Cooker
recess, ample space for fridge/freezer.
Plumbing for washing machine. Doors to
garden.
Access to loft space via pull down ladder.
Storage/linen cupboard.
14' 2" x 11' 8" (4.31m x 3.55m)
12' 6" x 8' 10" (3.81m x 2.69m) Exposed
painted floor boards. Original cast iron
fireplace.

8' 0" x 6' 0" (2.44m x 1.83m) with addition
of fitted wardrobe/storage cupboards.
7' 5" x 5' 0" (2.26m x 1.52m) Walk-in
shower with rain head and mixer
attachments, low level WC and wash hand
basin.

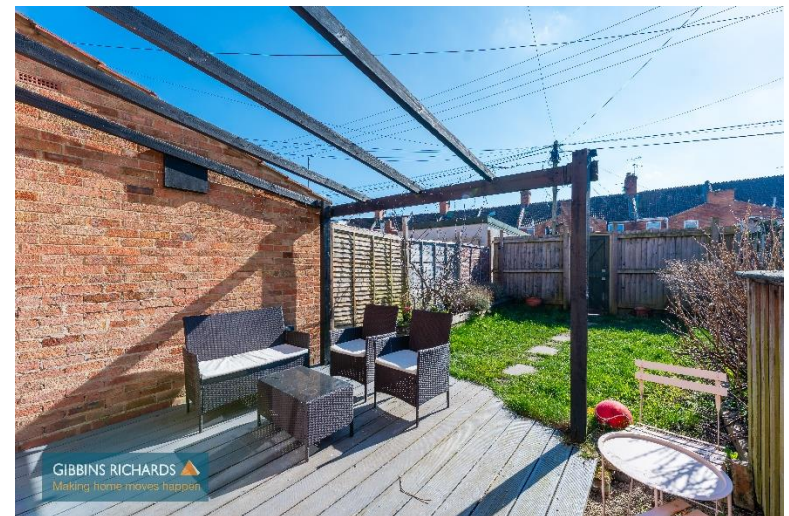
The rear garden benefits from a south/east
facing aspect being approximately 30'
(9.14m) in length with pergola and decking
section. Storage/fuel shed, side courtyard
area, level lawn and rear pedestrian gate
leading onto two adjacent parking spaces.





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.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk