



GIBBINS RICHARDS 
Making home moves happen

17 Alfoxton Road, Bridgwater TA6 7NN
£320,000

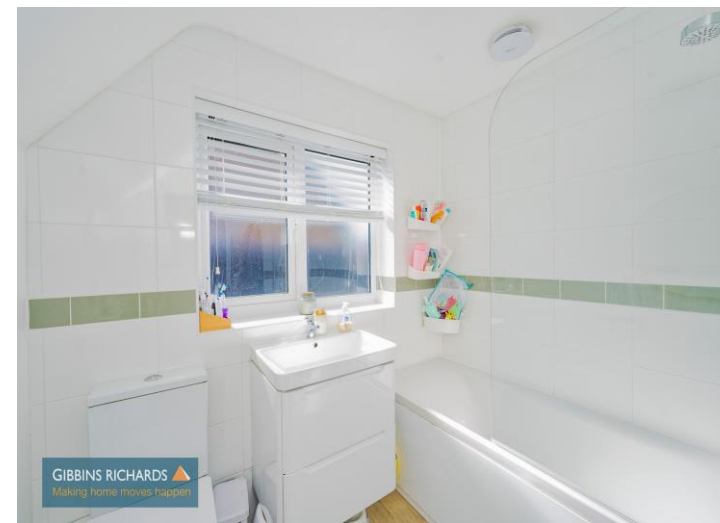
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A well presented three bedroom detached house on the west side of Bridgwater. The property benefits from ample off road parking to the front and private and fully enclosed rear garden, garage and has the additional benefit of an air conditioning unit in the master bedroom. The accommodation comprises in brief; entrance hallway, sitting room, dining room, kitchen, rear lobby/utility area, WC and access to garage. To the first floor are three bedrooms and recently re-fitted family bathroom. The property is warmed by gas central heating and fully double glazed.

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

The property is situated on the favoured west side of Bridgwater within walking distance to a local convenient store as well as being within the catchment areas of the favoured Haygrove Secondary School and St Marys and St Josephs Primary Schools.

DETACHED HOUSE
NEW GAS CENTRAL HEATING BOILER
AMPLE OFF ROAD PARKING
GARAGE
THREE FIRST FLOOR BEDROOMS
RECENTLY RE-FITTED BATHROOM
DOUBLE GLAZED
PRIVATE & FULLY ENCLOSED REAR GARDEN
WALKING DISTANCE TO LOCAL AMENITIES
VIEWING ADVISED





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Entrance Hall	Stairs to first floor. Doors to sitting room and dining room.
Sitting Room	17' 5" x 10' 2" (5.3m x 3.1m) Front and rear aspect windows. Feature fireplace.
Dining Room	10' 6" x 8' 9" (3.2m x 2.66m) Front aspect window. Door to kitchen.
Kitchen	14' 1" x 8' 6" (4.3m x 2.6m) (max) Understairs storage cupboard. Dual rear aspect windows. Door to;
Lobby/Utility Area	6' 3" x 3' 11" (1.9m x 1.2m) Doors to garden, garage and WC. Space and plumbing for washing machine.
WC	Low level WC.
Garage	15' 5" x 11' 10" (4.7m x 3.6m) Rear aspect window and door to garden. Up and over garage door to front. Storage cupboard.
First Floor Landing	Rear aspect window. Doors to three bedrooms and bathroom. Storage cupboard. Hatch to loft.
Bedroom 1	12' 2" x 9' 10" (3.7m x 3.m) Front and side aspect windows. Air conditioning unit.
Bedroom 2	12' 10" x 7' 10" (3.9m x 2.4m) Front and side aspect windows.
Bedroom 3	9' 2" x 7' 3" (2.8m x 2.2m) Side aspect window.
Family Bathroom	7' 3" x 6' 11" (2.2m x 2.1m) Side aspect obscure window. Fitted in a modern white three piece suite comprising low level WC, wash hand basin and bath with overhead shower. Heated towel rail.



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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.
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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