



GIBBINS RICHARDS 
Making home moves happen

6 Griffen Close, Bridgwater TA6 3US
Offers Over £220,000

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**** AVAILABLE WITH NO ONWARD CHAIN **** A smart three bedroom semi-detached house located on the popular north/west side of Bridgwater and within easy walking distance to the town centre. The property benefits from gas central heating, fully double glazed, private enclosed rear garden, single garage and off road parking. The accommodation comprises in brief; entrance hall, cloakroom, sitting room, kitchen/diner. three first floor bedrooms and family bathroom.

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

Bridgwater's town centre lies within easy access and offers 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.

NO ONWARD CHAIN
SEMI-DETACHED HOUSE
THREE FIRST FLOOR BEDROOMS
FULLY ENCLOSED REAR GARDEN
GARAGE / OFF ROAD PARKING
IDEAL FIRST TIME / INVESTMENT PURCHASE
WALKING DISTANCE TO LOCAL AMENITIES
DOUBLE GLAZING
GAS CENTRAL HEATING



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Entrance Hall
Cloakroom

Sitting Room

Kitchen/Diner

First Floor Landing
Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Outside

Doors to cloakroom and sitting room. Front aspect obscure window. Low level WC and wash hand basin.

15' 9" x 15' 1" (4.8m x 4.6m) Front aspect window. Stairs to first floor, door;

15' 1" x 8' 2" (4.6m x 2.5m) Rear aspect window and French doors to garden. Matching floor and wall cupboard units, integrated electric oven and gas hob with extractor hood over. Space and plumbing for washing machine. Understairs storage cupboard.

Doors to three bedrooms and bathroom.

13' 5" x 8' 10" (4.1m x 2.7m) Front aspect window.

10' 6" x 8' 10" (3.2m x 2.7m) Rear aspect window.

7' 3" x 5' 11" (2.2m x 1.8m) Front aspect window. Storage cupboard.

5' 11" x 5' 11" (1.8m x 1.8m) Rear aspect obscure window. White suite comprising low level WC, wash hand basin with vanity unit under and bath.

To the front a side access gate leads into the fully enclosed rear garden laid to patio and lawn with access door into the SINGLE GARAGE 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.



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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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