



GIBBINS RICHARDS   
Making home moves happen

19 Brymore Close, Bridgwater TA6 7PL  
£345,000

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**\*\* AVAILABLE WITH NO ONWARD CHAIN \*\***

A well presented and well proportioned three bedroom semi-detached family home with ample off road parking, garage and large rear garden located within the popular west side of Bridgwater in Brymore Close. The accommodation comprises in brief; entrance porch, entrance hall, sitting room, dining room, kitchen, three first floor bedrooms and family bathroom.

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

Bridgwater's town centre lies within easy walking distance and offers an excellent range of shopping, leisure and financial amenities. Bridgwater itself also provides access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

NO ONWARD CHAIN  
SOUGHT AFTER WEST SIDE LOCATION  
WELL PROPORTIONED THREE BEDROOM HOUSE  
AMPLE OFF ROAD PARKING  
LARGE REAR GARDEN  
GAS CENTRAL HEATING  
OPEN PLAN SITTING/DINING ROOM



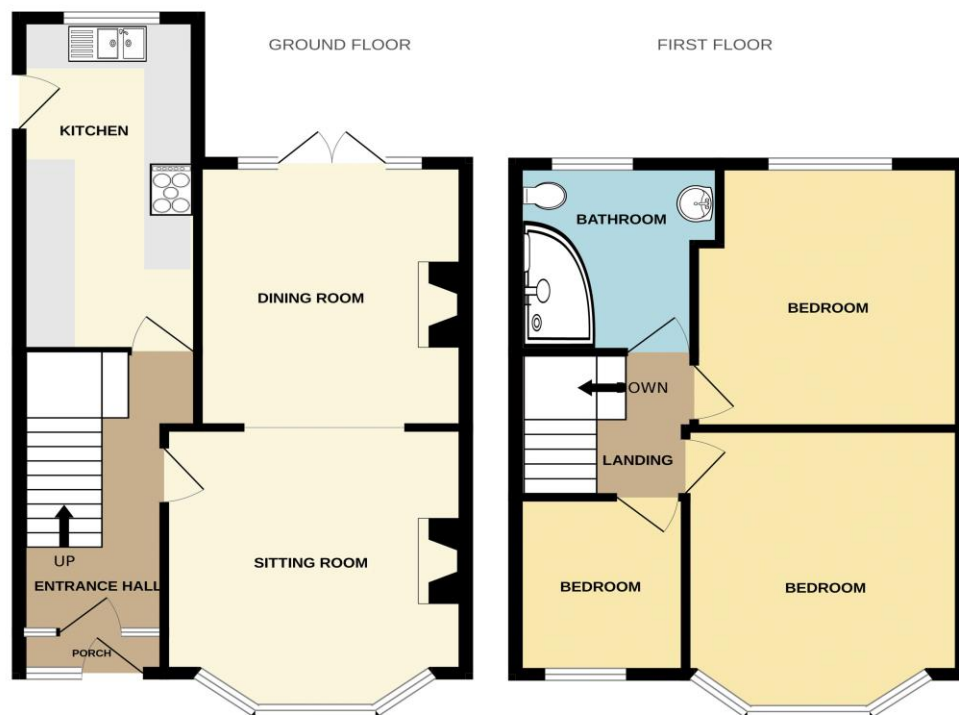




Entrance Vestibule Reception Hall	5' 10" x 1' 11" (1.78m x 0.58m) Door to; 13' 1" x 5' 10" (3.98m x 1.78m) Stairs to first floor. Understairs storage housing the combination boiler for the central heating.
Sitting Area	13' 2" x 12' 3" (4.01m x 3.74m) Front aspect bay window. Feature fireplace. Open archway from the sitting area into the dining area.
Dining Area	12' 3" x 10' 11" (3.74m x 3.32m) Rear aspect centre opening patio doors to the garden. Feature fireplace.
Kitchen	15' 8" x 7' 4" (4.77m x 2.23m) Rear aspect window. Fitted with units to base and walls. Integral dishwasher, fridge, 'Range' style gas cooker with ring hob, extractor fan over. Side door to rear garden.
First Floor Landing	8' 8" x 7' 5" (2.64m x 2.26m) Side aspect window. Doors to all bedrooms. Access to roof void.
Bedroom 1	13' 9" x 10' 9" (4.19m x 3.27m) Front aspect bay window.
Bedroom 2	12' 3" x 10' 9" (3.73m x 3.27m) Rear aspect window.
Bedroom 3	8' 1" x 7' 6" (2.46m x 2.28m) Front aspect window.
Bathroom	Fitted with a corner bath with mixer tap shower from the mains, low level WC, wash hand basin with vanity storage under. Rear aspect window.
Outside	There is a large frontage laid to brick paving providing ample off road parking for several vehicles and access via centre opening wooden doors to the garage. Side garden laid to patio with side gate providing access to the front and door providing access into the garage. There is a large rear garden which is private laid to lawn with shed and attractive seating area.







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**