



3 Hawthorn Close, Bridgwater TA6 4EE

£239,950

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A well presented three bedroom end of terrace family home benefitting from off road parking to the front and garage to the rear. The accommodation comprises; entrance hall with stairs to first floor, generous size sitting room, re-fitted kitchen, dining room, lean-to conservatory, three first floor bedrooms and modern family bathroom. Landscaped rear garden with direct access to garage (partly converted).

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

The property is located in a popular location within a level walk of nearby facilities in Pollard Road which includes a local Tesco Express and takeaways. Bridgwater town centre is approximately one mile distant and boasts a wide and comprehensive range of facilities as well as M5 motorway access and intercity rail access.

WELL PRESENTED
GENEROUS SIZE SITTING ROOM
RE-FITTED KITCHEN
LEAN-TO CONSERVATORY
GARAGE / OFF ROAD PARKING
OIL FIRED CENTRAL HEATING
UPVC DOUBLE GLAZED WINDOWS
CUL-DE-SAC LOCATION





Entrance Hall
Sitting Room

Dining Room
Kitchen

Lean-To Conservatory
First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Outside

Stairs to first floor.

14' 2" x 12' 10" (4.31m x 3.91m) with
understairs storage cupboard.

8' 10" x 8' 2" (2.69m x 2.49m) opening to;
8' 10" x 7' 5" (2.69m x 2.26m) The kitchen
has been re-fitted with an attractive
range of floor and wall cupboard units
incorporating a 'Belfast' sink unit,
dishwasher, oven and induction hob.

Pantry cupboard and door to;

10' 0" x 5' 2" (3.05m x 1.57m)

Access to loft space via a pull down
ladder.

12' 11" x 9' 5" (3.93m x 2.87m)

10' 5" x 9' 2" (3.17m x 2.79m)

7' 2" x 6' 5" (2.18m x 1.95m)

Modern three piece suite including over
bath electric shower.

To the front of the property there is a
gravel area providing off road parking for
up to two vehicles. Side access leads to
the rear garden which has been
attractively landscaped with a level lawn,
mature pear tree, storage shed, rear
access and access door to garage (which
has been partly converted).





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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