



GIBBINS RICHARDS   
Making home moves happen

7 Riverview Terrace, Bridgwater TA6 3JL  
£239,950

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A well presented and spacious Victorian home which occupies a pleasant position fronting onto the River Parrett. The accommodation includes; sitting room, separate dining room, re-fitted kitchen incorporating a 'Range' oven together with three bedrooms and a first floor shower room. Generous size rear garden and off road parking for two vehicles.

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

This well presented Victorian terrace offers spacious accommodation throughout which includes two separate reception rooms, re-fitted kitchen as well as three generous size bedrooms and first floor shower room. There is a generous size garden which provides access onto the River Parrett across a pedestrian walk way. An added advantage of this property is that it provides two/three off road parking spaces to the rear. The property is within easy walking distance of the town centre itself via a pedestrianised pathway.

SPACIOUS VICTORIAN HOME  
ATTRACTIVE FEATURES  
TWO RECEPTION ROOMS  
THREE BEDROOMS  
FIRST FLOOR SHOWER ROOM  
LANDSCAPED GARDEN  
OFF ROAD PARKING  
GAS CENTRAL HEATING







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Entrance Lobby

Entrance Hall

Sitting Room

14' 0" x 13' 0" (4.26m x 3.96m) with wood burning stove.

Dining Room

13' 10" x 11' 5" (4.21m x 3.48m) Access to garden.

Kitchen

16' 10" x 6' 0" (5.13m x 1.83m) incorporating a 'Range' gas oven.

First Floor Landing

With access to loft space via a pull down ladder. (Please note the loft is large enough for conversion - subject to the necessary consents)

Bedroom 1

12' 0" x 11' 0" (3.65m x 3.35m)

Bedroom 2

11' 6" x 10' 0" (3.50m x 3.05m)

Bedroom 3

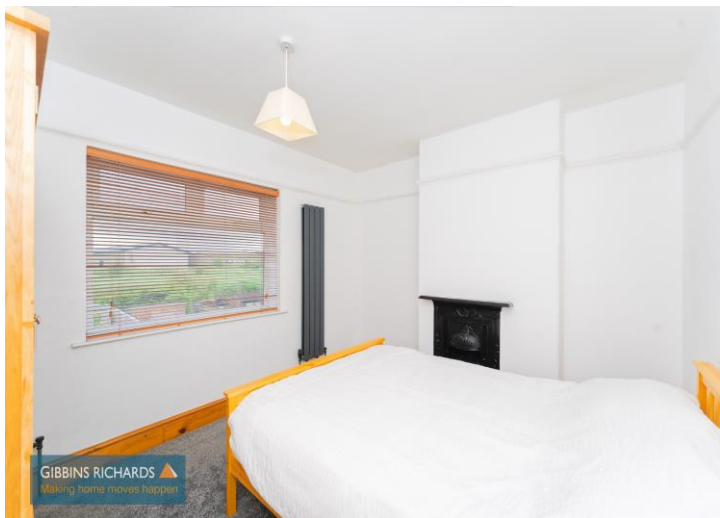
8' 5" x 7' 10" (2.56m x 2.39m)

Shower Room

Low level WC, wash hand basin and shower enclosure.

Outside

Landscaped garden with patio, artificial lawn and ornamental gravel areas, useful 10' 0" x 8' 0" (3.05m x 2.44m) storage shed and pedestrian access onto the river. To the rear of the property there is off road parking for at least two vehicles.



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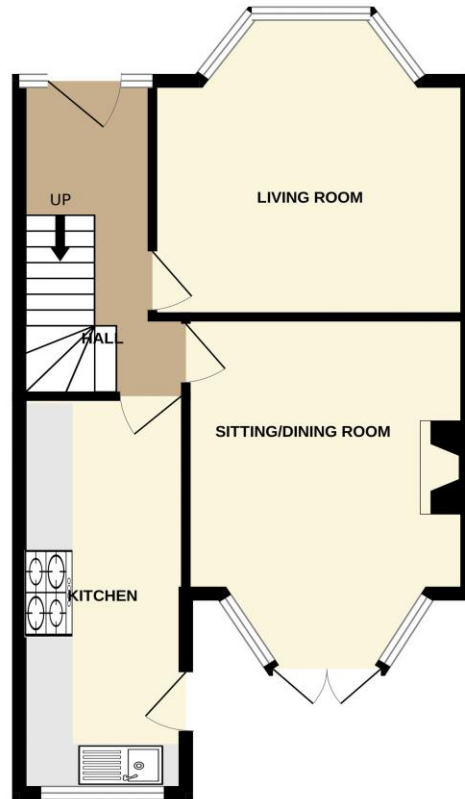


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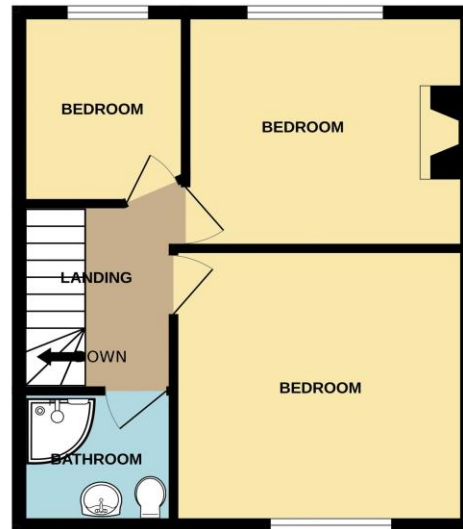


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## GROUND FLOOR



## 1ST 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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