



GIBBINS RICHARDS   
Making home moves happen

43 York Road, Bridgwater TA6 6EE

£175,000

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A spacious older style end of terrace property benefitting from NO ONWARD CHAIN. The accommodation comprises; entrance hall, sitting room, kitchen, dining room, lobby, downstairs bathroom, lean-to, three generous size first floor bedrooms, long rear garden. Great potential.

Tenure: Freehold / Energy Rating: F / Council Tax Band: A

This spacious end of terrace is in need of some general cosmetic improvement and provides a wonderful opportunity for the discerning buyer to put his or her own stamp on the property. The property benefits from a long rear garden with potential to create a rear parking area as it backs onto a vehicular access lane. York Road is located on the southern side of Bridgwater within convenient reach to local amenities as well as being within walking distance of both primary and secondary schooling. The M5 motorway at Junction 24 is within convenient reach, whilst the town centre is just over half a mile distant.

SPACIOUS END OF TERRACE HOUSE  
MUCH POTENTIAL  
THREE FIRST FLOOR BEDROOMS  
DOWNSTAIRS BATHROOM  
NO ONWARD CHAIN  
CONVENIENT REACH TO LOCAL AMENITIES  
ENCLOSED REAR GARDEN







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|                     |  |
|---------------------|--|
| Entrance Hall       | Stairs to first floor.   |
| Sitting Room        | 14' 0" x 12' 10" (4.26m x 3.91m) Fitted gas fire.  |
| Kitchen/Diner       | 11' 0" x 9' 0" (3.35m x 2.74m)   |
| Lobby               | Deep downstairs storage.   |
| Bathroom            | 5' 9" x 5' 8" (1.75m x 1.73m) White three piece suite.   |
| Lean-to             | Doors to front and rear. Storage cupboard.   |
| First Floor Landing | Doors to three bedrooms.   |
| Bedroom 1           | 14' 5" x 9' 0" (4.39m x 2.74m)   |
| Bedroom 2           | 13' 0" x 9' 0" (3.96m x 2.74m)   |
| Bedroom 3           | 9' 10" x 8' 0" (2.99m x 2.44m)   |
| Outside             | Enclosed front garden. Long rear garden via a central pathway dividing two lawn areas with rear access. (Please note the rear garden could be easily excavated into a parking area.) |



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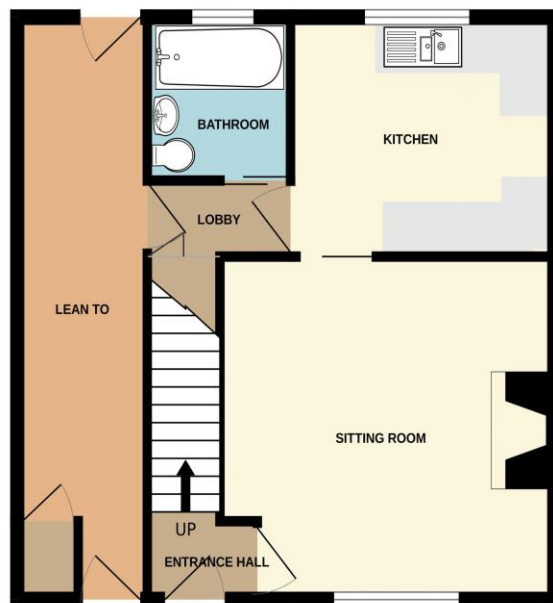


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GROUND FLOOR



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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