



GIBBINS RICHARDS 

21 Church Meadow, Bridgwater TA6 3UL
£200,000

GIBBINS RICHARDS 
Making home moves happen

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

A modern low maintenance two bedroom mid terrace house located in a popular position on Bridgwater's northern side. The property is fully UPVC double glazed and warmed by mains gas fired central heating and benefits from a fully enclosed rear garden, single garage and off road parking. The accommodation is arranged over two storeys and comprises in brief; entrance hall, kitchen, sitting room and ground floor WC. To the first floor a landing leads to two bedrooms and bathroom. This property would make an ideal investment/first time purchase and would ideally suit those commuting to Hinkley Point.

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

The property is located within easy walking distance to the town centre, Bridgwater itself 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.

IDEAL FIRST TIME/INVESTMENT PURCHASE
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
SITTING ROOM WITH DOORS TO GARDEN
TWO FIRST FLOOR BEDROOMS
ENCLOSED REAR GARDEN
SINGLE GARAGE / OFF ROAD PARKING
WALKING DISTANCE TO LOCAL AMENITIES
NO ONWARD CHAIN

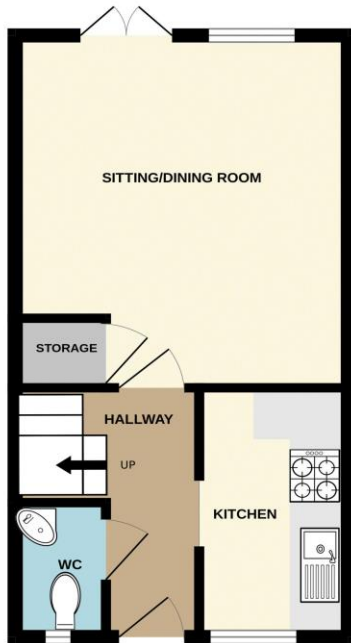




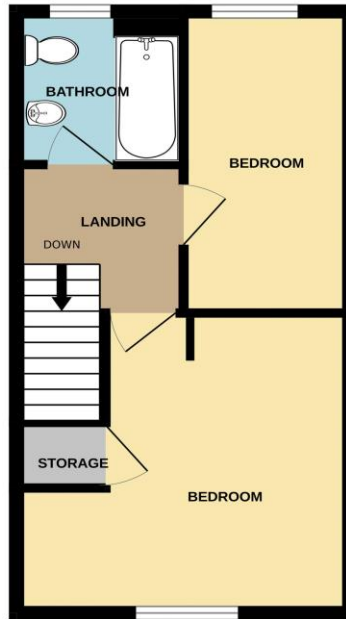
Entrance Hall	10' 4" x 6' 11" (3.15m x 2.11m) Stairs rising to first floor. Doors to cloakroom, kitchen and sitting room.
Kitchen	10' 5" x 5' 9" (3.17m x 1.75m) Front aspect window. Wall mounted gas boiler (concealed). Fitted with a range of matching eye and low level units.
Sitting Room	14' 10" x 12' 11" (4.52m x 3.93m) Rear aspect window and double opening French doors to garden. Understairs storage cupboard.
First Floor Landing	Hatch to loft, doors to two bedrooms and bathroom.
Bedroom 1	12' 11" x 12' 6" (3.93m x 3.81m) (max) Storage cupboard (over stairs recess)
Bedroom 2	12' 9" x 6' 3" (3.88m x 1.90m) Rear aspect window.
Bathroom	6' 4" x 6' 3" (1.93m x 1.90m) Rear aspect obscure window. White three piece matching suite comprising low level WC, wash hand basin and bath with chrome shower over.
Outside	The rear garden measures approximately - 28' 6" (8.68m) in length by 14' (4.26m) in width. Fully enclosed by timber fencing to all sides with pedestrian gate to the rear. Paved patio area alongside the property with area of lawn beyond. Outside tap and power point.
Garage	17' 2" x 8' 4" (5.23m x 2.54m) (Located nearby in a block) Vehicular up and over door. Mains lighting and power. Roof storage. Allocated parking space to the side of the garage.



GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



FIRST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 sq.m.) approx.

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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