



GIBBINS RICHARDS
Making home moves happen

6 Dovai Drive, Bridgwater TA6 3SP
£215,000

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This stunning Freehold Coach House comes to the market with an abundance of style and charm. The property is heated via gas central heating and benefits from UPVC double glazing throughout. Additional features include off-road parking to the front, a converted garage offering extra living space, and a landscaped rear garden. The accommodation briefly comprises: entrance hallway, living room, and cloakroom/utility. To the first floor are two good-sized bedrooms, a family bathroom, and an open-plan kitchen/lounge/diner. Early viewings are advised! Energy Rating: C

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

The property is situated in a pleasant position on Bridgwater's northern fringe and within easy access to the town centre. Bridgwater itself provides an excellent range of shopping, leisure and financial amenities as well easy access to the M5 motorway at Junction 23 and 24 together with a mainline intercity railway station.

- STUNNING THROUGHOUT
- LANDSCAPED GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO LOCAL AMENITIES
- FULLY DOUBLE GLAZED
- EASY ACCESS TO M5 MOTORWAY
- TWO BEDROOMS
- GAS CENTRAL HEATING
- ADDITIONAL LIVING SPACE
- WALKING DISTANCE TO BOTH PRIMARY AND SECONDARY SCHOOLS

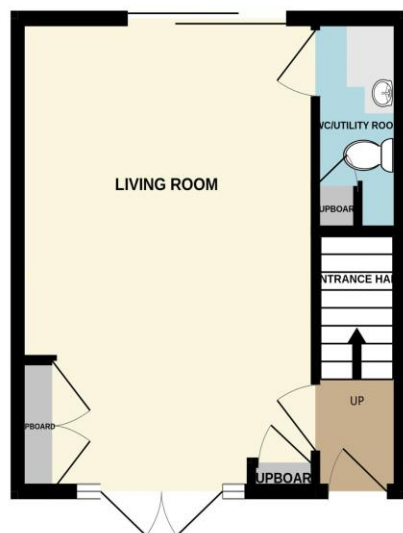




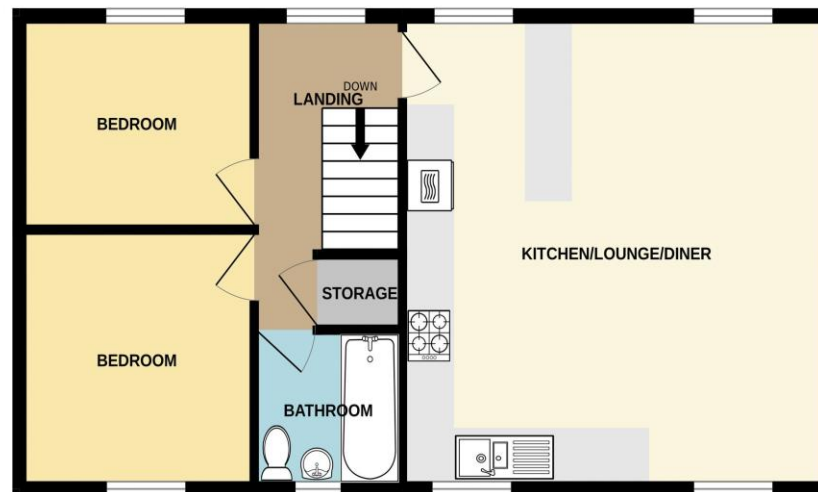
Entrance Hallway	Leading to; Living Room and stairs to the first floor.
Living Room	12' 6" x 17' 11" (3.8m x 5.46m) Double doors open to the front, with sliding doors leading to the rear garden and an understairs cloakroom/utility area. Built in storage cupboards.
Cloakroom/Utility	8' 0" x 3' 7" (2.45m x 1.09m)(Max) Plumbing for washing machine. Toilet and basin.
First Floor Landing	Leading to two bedrooms, a family bathroom, and an open-plan kitchen/lounge/diner.
Kitchen/Lounge/Diner	17' 11" x 17' 11" (5.47m x 5.46m) Dual-aspect windows to the front and rear. Fitted with a gas hob, separate electric double oven, integrated fridge and freezer.
Bedroom 1	9' 10" x 9' 10" (3m x 3m) Front aspect window.
Bedroom 2	9' 10" x 8' 1" (3m x 2.47m) Rear aspect window.
Bathroom	6' 2" x 6' 0" (1.89m x 1.84m) Rear-facing privacy glass window. Equipped with a toilet, basin, and bath with overhead shower.
Outside	Off-road parking to the front, with a stunning landscaped garden to the rear.
AGENT NOTE	Please note, the property is Freehold, with the inclusion of two leasehold garages exclusively for the use of neighboring properties. Full details can be obtained through your legal representative.



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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