



GIBBINS RICHARDS 
Making home moves happen

157 Bath Road, Bridgwater TA6 4PP
£217,500

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A beautifully presented and extended Victorian home boasting off road parking for two vehicles. The accommodation includes; two reception rooms, extended kitchen/utility, downstairs bathroom, three generous size first floor bedrooms including a first floor cloakroom. Gas central heating and double glazing. Attractive period features.

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

An internal viewing is strongly recommended to fully appreciate this beautifully presented Victorian home, which offers a number of attractive features including wooden flooring to the ground floor, cast iron fireplace, wood burning stove, as well as modern day comforts including double glazed windows, gas central heating via a combination gas boiler. The property further benefits from two valuable off road parking spaces to the rear. The property is in convenient reach of the town centre as well Bridgwater College.

SPACIOUS VICTORIAN HOME
BEAUTIFULLY PRESENTED
ATTRACTIVE FEATURES
WOOD BURNING STOVE
TWO RECEPTION ROOMS
EXTENDED KITCHEN
THREE FIRST FLOOR BEDROOMS
FIRST FLOOR WC
OFF ROAD PARKING FOR TWO VEHICLES
INTERNAL VIEWING RECOMMENDED



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Entrance Lobby	Through to;
Entrance Hall	
Dining Room	11' 8" x 10' 5" (3.55m x 3.17m) with feature cast iron fireplace.
Sitting Room	15' 2" x 10' 2" (4.62m x 3.10m) extending to 13' 8" (4.16m) with feature wood burning stove.
Kitchen/Breakfast Room	14' 10" x 8' 5" (4.52m x 2.56m) extending 10' 5" (3.17m) Built-in double oven and ceramic hob, central breakfast bar unit, plumbing for washing machine, space for fridge/freezer. Door to rear garden and bathroom.
Bathroom	5' 5" x 6' 5" (1.65m x 1.95m) (divided into two parts - linen/storage area) Three piece suite comprising low level WC, wash hand basin and bath with mixer shower.
First Floor Landing	Access to loft.
Bedroom 1	15' 5" x 10' 5" (4.70m x 3.17m) with cast iron fireplace and recessed wardrobe/storage cupboard.
Bedroom 2	11' 10" x 10' 2" (3.60m x 3.10m) with recessed wardrobe.
Cloakroom	WC and wash hand basin. (Gas fired combination boiler)
Bedroom 3	7' 0" x 7' 0" (2.13m x 2.13m)
Outside	To the rear of the property there is a semi covered lean-to and patio leading out to a brick paviour driveway allowing parking for up to two vehicles as well as a storage shed.



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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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