



GIBBINS RICHARDS 
Making home moves happen

WATERMANS MEADOW

1 Watermans Meadow, Wembdon, Bridgwater TA6 3UD
£270,000

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A well presented four bedroom town house with recently re-fitted kitchen. The property itself benefits from off road parking, single garage, gas central heating, fully UPVC double glazing and private enclosed rear garden. The accommodation comprises in brief; entrance hall, cloakroom, well equipped kitchen and sitting room. To the first floor are three good size bedrooms and family bathroom together with the master bedroom and en-suite bathroom and storage room located on the second floor. Energy Rating: TBC

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

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.

- RECENTLY RE-FITTED KITCHEN
- GAS CENTRAL HEATING
- FULL UPVC DOUBLE GLAZING
- GROUND FLOOR CLOAKROOM / FAMILY BATHROOM / EN-SUITE BATHROOM
- PRIVATE & FULLY ENCLOSED GARDEN
- SINGLE GARAGE / OFF ROAD PARKING
- WALKING DISTANCE TO LOCAL SHOPS & AMENITIES





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Entrance Hall	Stairs to first floor. Doors to kitchen, cloakroom and sitting room. Storage cupboard
Kitchen	15' 1" x 8' 2" (4.6m x 2.48m) Front aspect window. Space and plumbing for washing machine and dishwasher. Integrated appliances including, oven, four ring gas hob with extractor hood over, fridge/freezer.
Cloakroom	4' 10" x 3' 8" (1.48m x 1.12m) Low level WC and wash hand basin.
Sitting Room	14' 10" x 13' 7" (4.51m x 4.13m) Rear aspect window and French doors to garden. Understairs storage cupboard.
First Floor Landing	Stairs continuing to second floor. Doors to the three bedrooms and family bathroom.
Family Bathroom	8' 0" x 6' 8" (2.44m x 2.03m) Front aspect obscure window. Low level WC, wash hand basin and bath with overhead shower.
Bedroom 2	13' 7" x 8' 2" (4.13m x 2.48m) Rear aspect window.
Bedroom 3	12' 8" x 8' 2" (3.85m x 2.48m) Front aspect window.
Bedroom 4	8' 10" x 6' 8" (2.69m x 2.03m) Rear aspect window. Doors to bedroom and storage room.
Second Floor Landing	6' 8" x 6' 6" (2.03m x 1.98m) Rear aspect Velux window.
Storage Room	
Bedroom 1	16' 8" x 14' 10" (5.08m x 4.51m) Front aspect window and Velux. Door to;
En-Suite Bathroom	8' 2" x 7' 2" (2.48m x 2.19m) Velux window. Low level WC, wash hand basin, bath and separate shower enclosure.
Outside	Fully enclosed rear garden laid to path and lawn with rear access gate.
Single Garage	(Located nearby) Second one from the left hand side underneath the coach house. Off road parking to the front.

AGENTS NOTE

Please note the title to the property is freehold but the garage is held under a leasehold title. The term of the Lease is 999 years from 1st January 2004. We understand there is a yearly fee payable and full details of the Lease and charges should be sought via your Legal Representative.



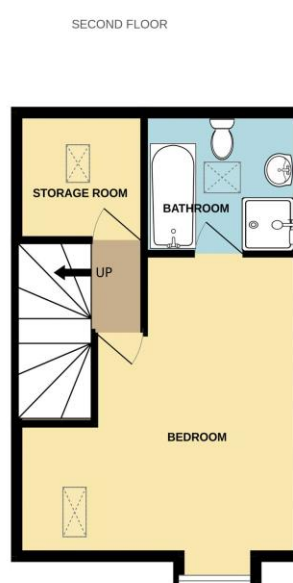
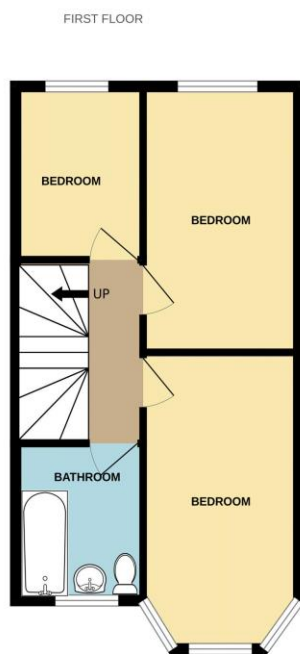
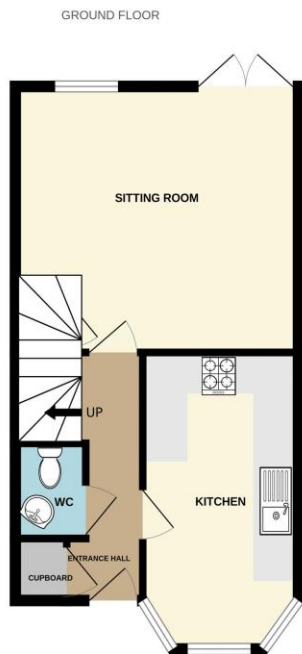
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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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