



GIBBINS RICHARDS   
Making home moves happen

7 Waterford Close, Bridgwater TA6 6UN  
£215,000

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A well presented two bedroom semi-detached house with converted garage to provide an additional family room/study. The property is warmed by gas central heating and fully double glazed. The accommodation comprises in brief; entrance hall, sitting room, family room/study (converted garage), well equipped kitchen with built-in appliances, conservatory, two first floor bedrooms and family bathroom. The property also benefits from off road parking the front and a low maintenance rear garden with workshop. Energy Rating: C

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

The property is located in a popular area off of Taunton Road within walking distance to local stores, whilst the M5 motorway at Junction 24 is within easy reach together with shopping facilities in nearby North Petherton. Bridgwater town centre is just over one mile distant and provides a wide and comprehensive range of facilities.

NO ONWARD CHAIN  
TWO BEDROOM SEMI-DETACHED HOUSE  
OFF ROAD PARKING  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
GOOD ACCESS TO HINKLEY POINT PICK-UP POINTS  
FULLY ENCLOSED LOW MAINTENANCE REAR GARDEN  
EASY ACCESS TO M5 MOTORWAY  
IDEAL FIRST TIME/INVESTMENT PURCHASE



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Entrance Hall  
Sitting Room

Family Room/Study

Kitchen

Conservatory

First Floor Landing

Bedroom 1

Bedroom 2

Bathroom

Outside

Stairs to first floor, door to;  
14' 2" x 10' 6" (4.31m x 3.20m) Front aspect bay window. Understairs passageway into; play room/office.

15' 3" x 7' 5" (4.64m x 2.26m) (former Garage)  
Front aspect window and door to garden.

13' 8" x 7' 9" (4.16m x 2.36m) Rear aspect window and door to conservatory. Fitted floor and wall cupboard units. Integrated electric oven, gas hob, fridge/freezer and dishwasher. Space and plumbing for washing machine.

13' 5" x 7' 5" (4.09m x 2.26m) French doors to garden.

Doors to two bedrooms and bathroom. Storage cupboard. Hatch to loft.

10' 1" x 8' 6" (3.07m x 2.59m) Dual front aspect windows. Built-in wardrobes.

8' 9" x 7' 4" (2.66m x 2.23m) Rear aspect window.

6' 2" x 5' 5" (1.88m x 1.65m) Rear aspect obscure window. Equipped in a white three piece suite comprising low level WC, wash hand basin and bath with overhead electric shower. Heated towel rail.

To the front there is multiple off road parking and a fully enclosed low maintenance rear garden laid to patio and gravel. Workshop - 17' 0" x 11' 1" (5.18m x 3.38m).

#### AGENTS NOTE

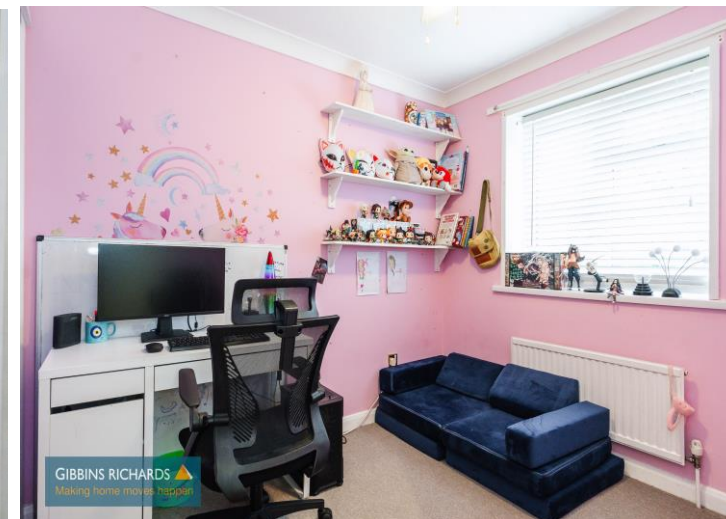
Please note the former garage does not have any Planning/Building Regulation approval.



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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.

**17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488**  
**Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk**