



GIBBINS RICHARDS 
Making home moves happen

10 Duncombe Close, Bridgwater TA6 4UT
£319,950

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

A well presented four bedroom detached house situated at the end of a quiet cul-de-sac on the east side of town. The accommodation comprises; entrance hall, ground floor WC, sitting room, modern kitchen, double glazed conservatory, four first floor bedrooms and family bathroom. UPVC double glazing and warmed by gas central heating. Garage, off road parking and enclosed rear garden.

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

Situated at the end of a quiet cul-de-sac within the popular 'Bower Manor' development. The property is located within easy walking distance to local shops and amenities and within easy access to the town centre. Bridgwater town itself provides 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.

NO ONWARD CHAIN
FOUR BEDROOM DETACHED HOUSE
POPULAR LOCATION
GAS CENTRAL HEATING
DOUBLE GLAZING
GARAGE / OFF ROAD PARKING
GOOD SIZE REAR GARDEN
WELL PRESENTED THROUGHOUT





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Entrance Hall	18' 5" x 11' 0" (5.61m x 3.35m)	Bay window to front.
Sitting Room	5' 3" x 3' 2" (1.60m x 0.96m)	
WC	18' 5" x 7' 9" (5.61m x 2.36m)	Rear aspect
Kitchen	15' 1" x 9' 11" (4.59m x 3.02m)	Double doors to rear garden.
Conservatory	Hatch to loft. Airing cupboard.	
First Floor Landing	11' 1" x 10' 3" (3.38m x 3.12m)	Front aspect
Bedroom 1	11' 1" x 7' 11" (3.38m x 2.41m)	Front aspect
Bedroom 2	8' 9" x 7' 10" (2.66m x 2.39m)	Rear aspect
Bedroom 3	8' 3" x 7' 10" (2.51m x 2.40m)	Rear aspect. Fitted wardrobe.
Bedroom 4	7' 4" x 5' 7" (2.23m x 1.70m)	
Family Bathroom	To the front of the property a driveway leads to a single garage with additional off road parking. To the rear is a private and fully enclosed low maintenance landscaped rear garden. Summerhouse and greenhouse.	
Outside	With vehicular up and over door to front. Side access door into rear garden.	
Single Garage		



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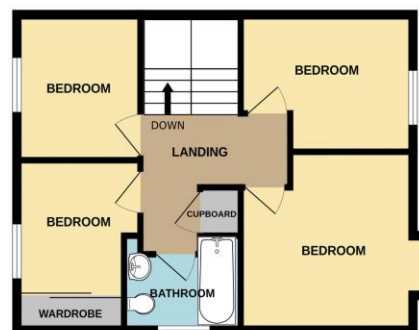


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GROUND FLOOR



FIRST 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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