



GIBBINS RICHARDS 

126 Moravia Close, Bridgwater TA6 3SN

£289,950

GIBBINS RICHARDS 
Making home moves happen

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

A very well presented four bedroom end of terrace property with a south facing garden, garage and parking. The accommodation comprises; entrance hall, generous size sitting room with feature wood burner, separate dining room, re-fitted kitchen, utility room and cloakroom, four generous size bedrooms to the first floor including a re-fitted en-suite shower room and family bathroom.

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

An internal viewing is strongly recommended to fully appreciate this superbly presented family home located on the northern fringe of the town within easy access of the town centre, as well as a nearby commute to Hinkley Point. The property features a well equipped re-fitted kitchen as well as an upgraded en-suite shower room, well landscaped garden and feature wood burner to sitting room.

FEATURE WOOD BURNING STOVE IN SITTING ROOM
RE-FITTED KITCHEN & EN-SUITE SHOWER ROOM
SOUTH FACING LANDSCAPED REAR GARDEN
GARAGE / OFF ROAD PARKING
POPULAR LOCATION
GAS CENTRAL HEATING
FULLY DOUBLE GLAZED
IDEAL FAMILY HOME
WALKING DISTANCE TO LOCAL AMENITIES
NO ONWARD CHAIN





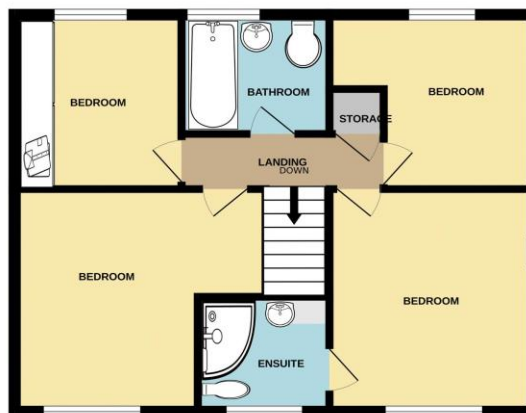
Entrance Hall	Understairs storage cupboard containing multiple drawers and power supply.
Sitting Room	20' 10" x 9' 10" (6.35m x 2.99m) with walk-in bay window, feature wood burning stove and French doors to rear garden.
Dining Room	11' 6" x 8' 6" (3.50m x 2.59m) (accessed off hall)
Kitchen	9' 7" x 8' 10" (2.92m x 2.69m) which has been superbly re-fitted incorporating a double oven, induction hob and built-in dishwasher unit.
Utility Room	Also re-fitted with storage cupboards and access to rear garden.
Cloakroom	Low level WC and wash hand basin.
First Floor Landing	Linen cupboard containing the gas fired combination boiler (installed approximately four years ago) and access to loft space.
Bedroom 1	11' 10" x 10' 5" (3.60m x 3.17m)
En-Suite Shower Room	Re-fitted in a white suite comprising low level WC, wash hand basin and shower enclosure.
Bedroom 2	11' 11" x 11' 9" (3.63m x 3.58m)
Bedroom 3	8' 9" x 7' 10" (2.66m x 2.39m)
Bedroom 4	8' 9" x 6' 10" (2.66m x 2.08m)
Family Bathroom	7' 2" x 5' 6" (2.18m x 1.68m) White suite with low level WC, wash hand basin and bath with overhead shower.
Outside	Attractive front garden which is predominantly laid to gravel with wrought iron fence work. The rear garden has been well landscaped and benefits from a southerly aspect with brick paviour patio, shaped lawn, mature silver birch tree. Outside power and water tap.
Single Garage	Bin/recycling store. Side access gate. Located close by with parking space.



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.



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