



GIBBINS RICHARDS  
Making home moves happen

3 Frampton Road, Bridgwater TA6 6ER

£279,950

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A four bedroom semi-detached property located on the southern outskirts of Bridgwater. The accommodation boasts; entrance hall, cloakroom, sitting room, dining room, fitted kitchen, four first floor bedrooms and bathroom. Side driveway, garage and fully enclosed rear garden.

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

This semi-detached family home provides spacious accommodation and is located in a cul-de-sac position off Wills Road. There are local stores nearby, whilst for the commuter the M5 at Junction 24 is easily accessible. Bridgwater's town centre is just over one mile distant and provides a host of shopping, leisure and cultural facilities.

- IDEAL FAMILY HOME
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- FOUR FIRST FLOOR BEDROOMS
- SIDE DRIVEWAY / GARAGE
- FULLY ENCLOSED REAR GARDEN
- EASY ACCESS TO M5
- GAS CENTRAL HEATING







Entrance Hall  
Cloakroom  
Sitting Room

Dining Room

Kitchen

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Outside

Stairs to first floor.

WC and wash hand basin.

14' 5" x 10' 10" (4.39m x 3.30m) with box bay window, opening to;

11' 5" x 8' 6" (3.48m x 2.59m) Access to rear garden.

11' 5" x 8' 5" (3.48m x 2.56m) incorporating a built-in double oven and five burner gas hob. Plumbing for dishwasher. Access to garden.

Access to loft space. Airing cupboard.

11' 0" x 10' 10" (3.35m x 3.30m)

9' 8" x 9' 8" (2.94m x 2.94m)

7' 6" x 6' 5" (2.28m x 1.95m)

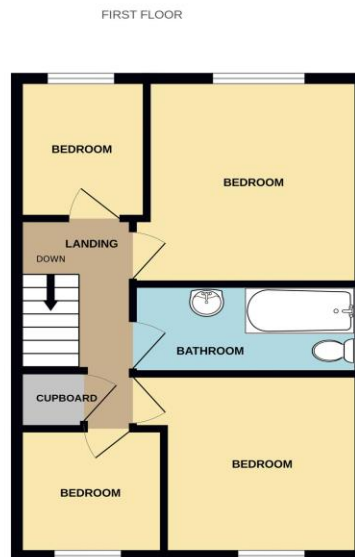
7' 6" x 6' 6" (2.28m x 1.98m) with recessed storage/book shelving.

10' 5" x 4' 0" (3.17m x 1.22m) Low level WC, wash hand basin and bath with overhead shower.

Open plan front garden with side driveway allowing off road parking for two vehicles leading to GARAGE with light and power. Fully enclosed garden to rear with patio, level lawn and shed and rear ornamental gravelled/seating area.







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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