



GIBBINS RICHARDS 

2 Elmwood Avenue, Bridgwater TA6 6AQ
£220,000

GIBBINS RICHARDS 
Making home moves happen

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

Extended three bedroom terrace property in need of refurbishment with useful garage/workshop. Entrance hall, 23' lounge/diner, extended kitchen/breakfast room, ground floor WC, three first floor bedrooms and family bathroom, low maintenance gardens.

Tenure: Freehold / Energy Rating: E / Council Tax Band: B

The property is within easy walking distance of Bridgwater's town centre with it's comprehensive range of shopping leisure and banking services or for those looking for something closer to home a rank of shops can be found along the Taunton Road together with Morrisons Supermarket a short distance away. Local primaries and secondary schooling facilities are also within easy walking distance and Bridgwater's Junction 24 of the M5 can be accessed at the Huntworth interchange approximately two miles away.

EXTENDED HOME
SPACIOUS LOUNGE/DINING ROOM
EXTENDED KITCHEN
DOWNSTAIRS WC
THREE FIRST FLOOR BEDROOMS
FIRST FLOOR BATHROOM WITH SEPARATE SHOWER
LARGE GARAGE/WORKSHOP
LOW MAINTENANCE GARDENS
MUCH POTENTIAL
NO ONWARD CHAIN





Sitting/Dining Room	23'4 x 13'7 (7.11m x 4.14m) reducing to 11'6 (3.51m) wide to dining area with double glazed walk-in square bay window. Sliding doors to;
Kitchen/Breakfast Room	'L' shaped room measuring 17'1 x 15'10 (5.21m x 4.83m) reducing to 7'4 (2.24m). Ceramic tiled floor, door to rear garden, door from kitchen to;
WC	Low level WC;
First Floor Landing	With loft access trap;
Bedroom 1	12' x 12' (3.66m x 3.66m) double glazed window to front aspect;
Bedroom 2	11' x 10'6 (3.35m x 3.2m) plus door recess, double glazed window to rear aspect;
Bedroom 3	8'7 x 7'8 (2.62m x 2.34m) with double glazed window to front aspect;
Bathroom	Panelled bath, pedestal wash hand basin, low level WC. Shower cubicle with Mira shower unit. Airing cupboard with factory lagged tank and immersion heater.
Outside	The property is set well back from the road. The garden is approached via a bridge over a small stream. The front garden being predominantly laid to gravel for ease of maintenance. The rear garden which is accessed from the kitchen benefits from a south facing aspect with a two tier patio and personnel door to the Garage/Workshop and rear pedestrian gates.
Garage/Workshop	15'5 x 14'10 (4.7m x 4.52m) With light, power and double opening doors.

AGENTS NOTE

We, Gibbins Richards, are fully disclosing that this property is owned by a member of staff's family, but that Gibbins Richards will make no financial gain other than their usual commission applicable.





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 £40 + VAT (£48) **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