



GIBBINS RICHARDS 
Making home moves happen

29 Penlea Avenue, Bridgwater, TA6 6JU

£199,950

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Ideal First-Time Buy*Investment Opportunity*Scope to Modernize

This three-bedroom mid-terrace home on Penlea Avenue presents an excellent opportunity for first-time buyers looking to get onto the ladder or investors seeking a property with strong potential to add value.

Offering off-road parking and a rear garden, the property provides solid foundations and generous proportions throughout. Believed to date from the 1950s, the home now requires modernisation and updating, giving buyers the chance to improve, personalise and enhance the accommodation to suit their own taste or investment strategy. With the right vision, this property could make a fantastic long-term home or rental addition.

The accommodation comprises an entrance hallway leading into a lounge/dining room, with the kitchen positioned to the rear. To the first floor are three bedrooms, along with a separate WC and family bathroom. Externally, the property benefits from side access via a passageway, a useful brick-built store and an enclosed rear garden, laid to patio and lawn.

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



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- Ideal for investment or first time buy.
- Off road parking.
- Ample accommodation.
- Modernisation required.
- Open fireplace.
- Walking distance to shops and amenities.
- Early Viewings advised.



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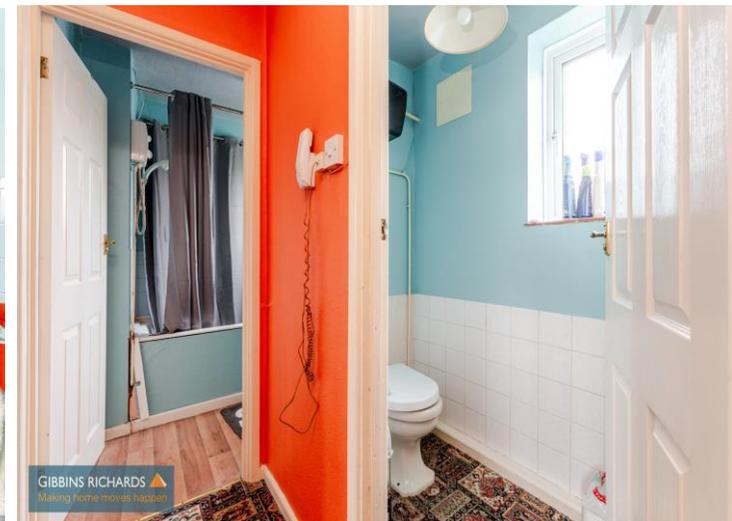
Entrance Hall	Leading to: kitchen, living room, and stairs to the first floor.
Living Room	18' 11" x 12' 8" (5.76m x 3.86m) Featuring a front-aspect window, a door to the rear garden, and an open fireplace.
Kitchen	12' 1" x 9' 4" (3.68m x 2.85m) Rear-aspect window, electric hob and oven, and plumbing for a washing machine. Access to side passage and store.
First Floor Landing	Leading to: three bedrooms, a bathroom, and a separate WC.
Bedroom 1	12' 7" x 11' 11" (3.84m x 3.62m) Front-aspect window and storage cupboard.
Bedroom 2	12' 4" x 8' 3" (3.75m x 2.51m) Front-aspect window.
Bedroom 3	12' 11" x 7' 5" (3.94m x 2.27m) Rear-aspect window and storage cupboard.
Bathroom	7' 0" x 4' 11" (2.14m x 1.5m) Rear-aspect window, basin, and bath with an overhead shower.
WC	5' 6" x 3' 1" (1.67m x 0.95m) Includes a toilet with a rear-aspect window.
Outside	The property offers off-road parking to the front with a side access passageway. The rear garden is partly patioed and laid to lawn.



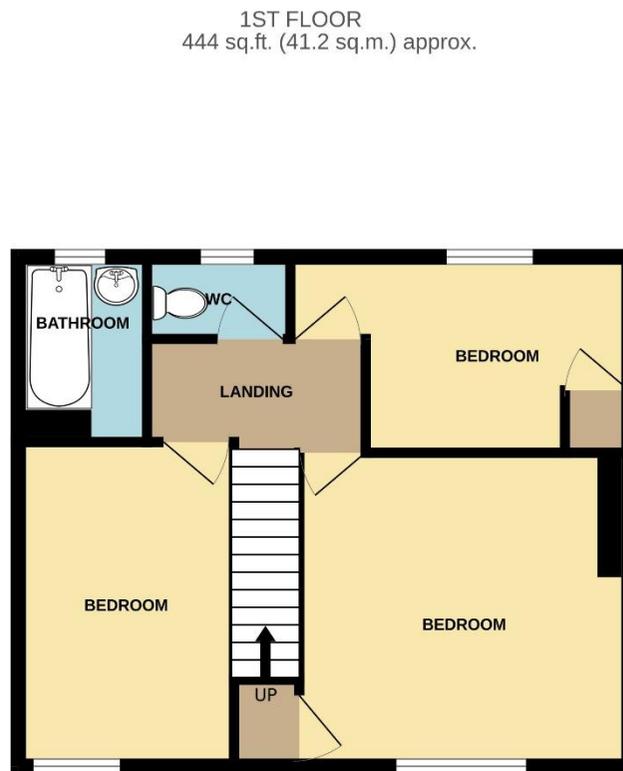
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TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

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 £40 + VAT (E48) 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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