



GIBBINS RICHARDS 
Making home moves happen

22 Cotton Patch Walk, Bridgwater TA6 6GS
£225,000

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*** Perfect investment/first time purchase * No onward chain * Garage/Parking ***

Located in the popular 'Stockmoor' development. Entrance hall, cloakroom, sitting room, kitchen/dining room, three first floor bedrooms (en-suite shower room to master bedroom) and family bathroom. Garage and driveway. Low maintenance rear garden.

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

This modern terrace home benefits from no ongoing chain and provides well planned accommodation including an en-suite shower room to the master bedroom as well as a mainly timber decked rear garden with access to garage and driveway. The garage benefits from an electric charging point.

The property is located on the popular 'Stockmoor' development on the southern outskirts of the town within easy reach of Junction 24 of the M5 motorway as well as local facilities nearby. The town centre itself is approximately one mile distance and provides a wealth of shopping and leisure facilities.

Total floor area - 749 sq.ft (69.6 sq.m) approx.

No chain

Ideal first time purchase/investment

En-suite shower room

Low maintenance rear garden

Garage/Driveway to rear

Easy access to M5 motorway



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Entrance Hall	
Cloakroom	Low level WC and wash hand basin.
Sitting Room	12' 5" x 11' 8" (3.78m x 3.55m) (max)
Kitchen/Diner	15' 5" x 9' 10" (4.70m x 2.99m) Built-in cooker and gas hob. Concealed gas fired boiler. Deep understairs storage cupboard. Patio doors to rear garden.
First Floor Landing	Access to loft space. Airing cupboard.
Bedroom 1	11' 10" x 9' 8" (3.60m x 2.94m) Overstairs storage/wardrobe cupboard.
En-Suite Shower Room	Low level WC, wash hand basin and shower enclosure.
Bedroom 2	8' 8" x 7' 10" (2.64m x 2.39m)
Bedroom 3	8' 8" x 6' 5" (2.64m x 1.95m)
Bathroom	6' 5" x 5' 8" (1.95m x 1.73m) Low level WC, wash hand basin and bath.
Outside	Ornamental gravelled front garden. The rear garden is fully decked with rear gate leading to garage and driveway, which includes an electric charging point.



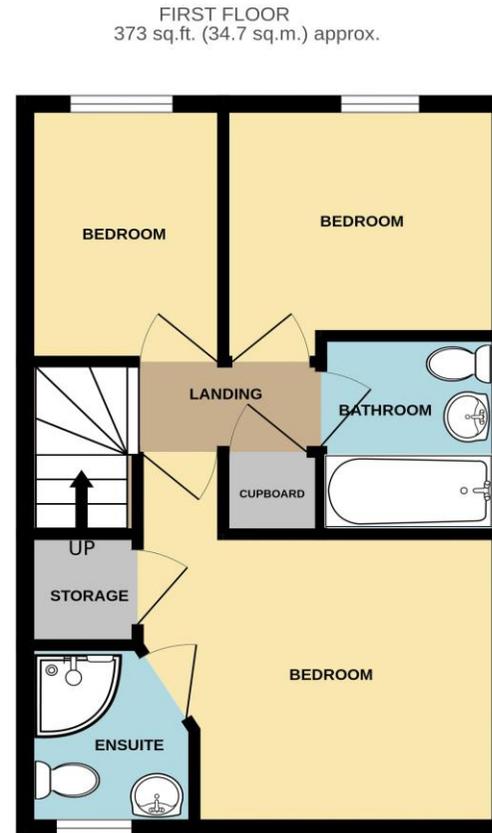
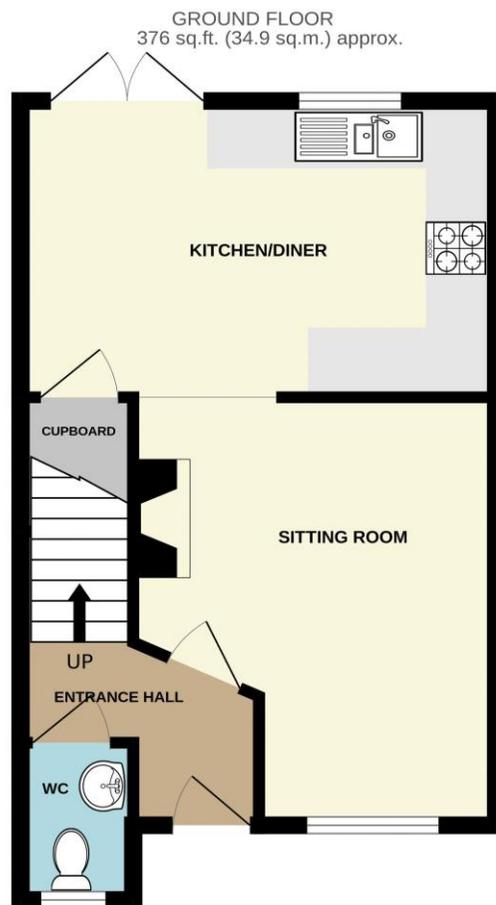
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TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.

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.



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