17 Ringwood Road, Bridgwater TA6 6BP

£270,000

GIBBINS RICHARDS
Making home moves happen

*** Corner plot position * No onward chain * Good size rear garden**

Occupying a generous corner plot within a quiet cul-de-sac setting, this charming two-bedroom semi-detached bungalow is offered for sale with no onward chain. Ideally positioned on the sought-after southern side of Bridgwater, the property offers convenient access to Junction 24 of the M5 motorway and forms part of the well-regarded and established 'Wills' development. The bungalow offers well proportioned and versatile accommodation, providing excellent scope for reconfiguration or extension (subject to the necessary consents) to suit a variety of lifestyle requirements.

The interior is well presented throughout and benefits from a modern fitted kitchen and a stylish shower room. There is a particularly spacious principal bedroom alongside a well sized second bedroom. Externally, the property enjoys a larger-than average rear garden, thoughtfully designed for ease of maintenance while benefiting from a sunny aspect. The generous plot also offers exciting potential to create additional parking to the rear, if desired. Further advantages include gas fired central heating and double glazing throughout, making this an attractive opportunity for those seeking a comfortable home in a desirable residential location.

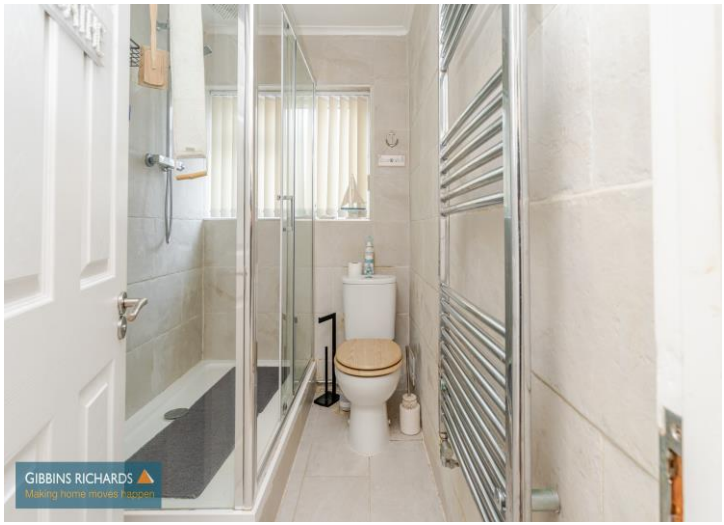
Tenure: Freehold / Energy Rating: TBC / Council Tax Band: B

Total floor area – 532 sq.ft. (49.5 sq.m.) approx.
Tow bedroom semi-detached bungalow
No onward chain
Front aspect lounge with feature electric fire
Kitchen with built in units and pantry cupboard
Shower room with double width shower cubicle
Large main bedroom with patio doors to the rear garden
Further single bedroom
Large rear garden laid for ease of maintenance
Parking space for one vehicle

Entrance Hall	Side aspect entrance door into the entrance hall. Access to loft space. Doors off to all rooms.
Living Room	12' 5'' x 11' 5'' (3.78m x 3.48m) Large Front aspect window. Including wall mounted electric fire.
Kitchen	11' 5'' x 7' 5'' (3.48m x 2.26m) Fitted with a range of modern units to base and wall. Including pantry cupboard. Gas fired boiler. Space and plumbing for washing machine.
Bedroom 1	11' 5'' x 11' 0'' (3.48m x 3.35m) French doors to rear garden.
Bedroom 2	11' 5'' x 7' 5'' (3.48m x 2.26m) Front aspect window.
Shower Room	7' 8'' x 4' 10'' (2.34m x 1.47m) Side aspect window. Double width shower enclosure, WC and vanity wash basin.
Outside	Lawned corned garden with gravel parking area to side. Side access through to a fully enclosed and low maintenance west facing rear garden containing large paved sun patio, ornamental slate bed, secluded sun deck, greenhouse and storage shed.

AGENTS NOTE

Once an offer is accepted by our company client, their AML - Administration Fee of £49 + VAT (£58.80) per buyer will be required for them to process the necessary checks relating to 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 payment over the phone with our client. (Please note this fee supersedes our fee as stated below)



GROUND FLOOR
532 sq.ft. (49.5 sq.m.) approx.

TOTAL FLOOR AREA : 532 sq.ft. (49.5 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 (£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.*

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