



**GIBBINS RICHARDS**   
Making home moves happen

**1 Tregenna Close, Bridgwater TA6 5FG**  
**£275,000**

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\* Three bedroom semi-detached double fronted family home \* Large kitchen/diner \*  
Off road parking for two vehicles

A well presented and attractive double fronted semi-detached family home located on the very popular east side of Bridgwater within the Colley Lane development. The accommodation comprises in brief; entrance hall, living room, kitchen/diner, ground floor cloakroom, three first floor bedrooms (master with en-suite shower room) and family bathroom. Fully double glazed and warmed by gas fired central heating.

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

The property is located in a popular area off Colley Lane which is within a short walk of the town centre itself, which boasts a wide and comprehensive range of facilities. Bridgwater itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

Total floor area - 933 sq.ft (86.7 sq.m.) approx.  
Well presented family home  
Attractive double fronted property  
Large master bedroom with en-suite  
Ease of maintenance rear garden  
Gas central heating  
Convenient for railway and short drive to town centre





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Entrance Hall	Doors to all rooms, staircase leading to first floor landing.
Living Room	16' 3" x 10' 5" (4.95m x 3.17m) Dual aspect windows to front and side.
Cloakroom	4' 10" x 3' 1" (1.47m x 0.94m) Low level WC, wash hand basin.
Kitchen/Diner	13' 7" x 7' 4" (4.14m x 2.23m) The dining area benefits from front aspect window and side aspect centre opening patio doors with glazed side panels to box bay. Centre opening archway into the kitchen. Space for white goods, gas four ring hob, cupboard housing the boiler for the central heating system. Eye level oven, door providing access into a very useful understairs storage cupboard.
First Floor Landing	
Bedroom 1	13' 7" x 12' 8" (4.14m x 3.86m) Dual front aspect windows and side aspect window. Wardrobe recess. Door to;
En-Suite Shower Room	Front aspect obscure window. Double shower cubicle, low level WC and wash hand basin.
Bedroom 2	12' 4" x 10' 3" (3.76m x 3.12m) Dual front aspect windows and side aspect window. Ample space for wardrobe recess. Built-in storage cupboard.
Bedroom 3	7' 3" x 6' 10" (2.21m x 2.08m) Side aspect window.
Family Bathroom	7' 5" x 4' 8" (2.26m x 1.42m) Side aspect obscure window. Fitted with a three piece white suite comprising low level WC, wash hand basin and bath.
Outside	The property is fully enclosed with low level brick boundary wall with path leading to the front door. The garden is located to the side of the property and is accessible via double doors from the kitchen/diner, laid with attractive patio and lawned area. Fully enclosed with super lap fencing and rear garden providing access to the off road parking area for two vehicles.



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GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

FIRST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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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