



GIBBINS RICHARDS 
Making home moves happen

21 Biddiscombe Close, Bridgwater TA6 6YB
£179,950

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Perfect first time buy/investment * Fully enclosed rear garden * Off road parking

A two bedroom mid-terrace home located in a quiet cul-de-sac location on the southern outskirts of the town centre. This two bedroom home provides low maintenance accommodation and occupies a pleasant cul-de-sac position in the popular 'Quantock View' development.

The accommodation comprises; entrance hall, modern re-fitted kitchen, sitting/dining room, two first floor bedrooms and family bathroom. Enclosed rear garden and allocated off road parking.

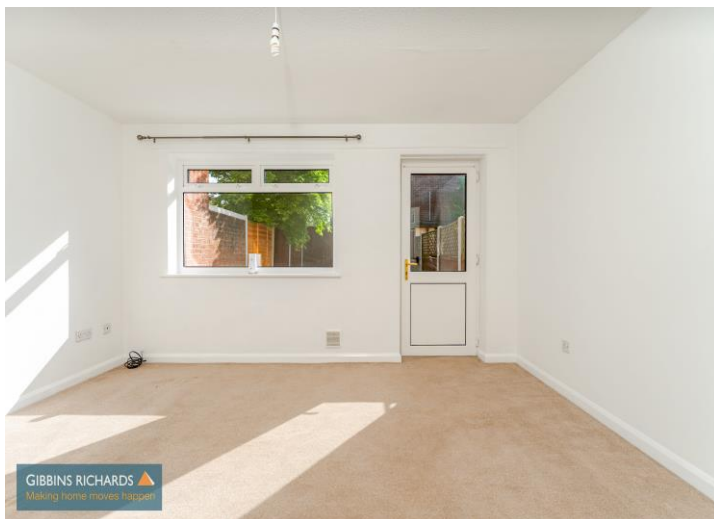
The property is situated on the southern outskirts of the town centre therefore within easy reach of Junction 24 of the M5 motorway as well as local facilities itself. Bridgwater town centre is approximately one mile distant and provides a wealth of shopping and leisure facilities together with a mainline railway access.

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

Total floor area - 541 sq.ft (50.3 sq.m.) approx.
Ideal Investment / First time purchase
Re-fitted kitchen
Modern accommodation
Allocated off road parking
Gas central heating
Fully UPVC double glazed
Private and fully enclosed low maintenance rear garden



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Porch
Kitchen

Storage/recycling cupboard.
10' 6" x 10' 4" (3.20m x 3.15m) Front aspect window. Matching range of high and low level units with integrated oven and gas hob with extractor fan and light over. Low level understairs storage cupboard. Space for fridge/freezer and washing machine.

Sitting/Dining Room

13' 7" x 10' 8" (4.14m x 3.25m) Rear aspect window and door to garden.

First Floor Landing

Doors to two bedrooms and bathroom. Hatch to loft.

Bedroom 1

11' 3" x 11' 2" (3.43m x 3.40m) Front aspect window. Door to airing cupboard and cupboard over stairs.

Bedroom 2

9' 5" x 6' 10" (2.87m x 2.08m) Rear aspect window.

Bathroom

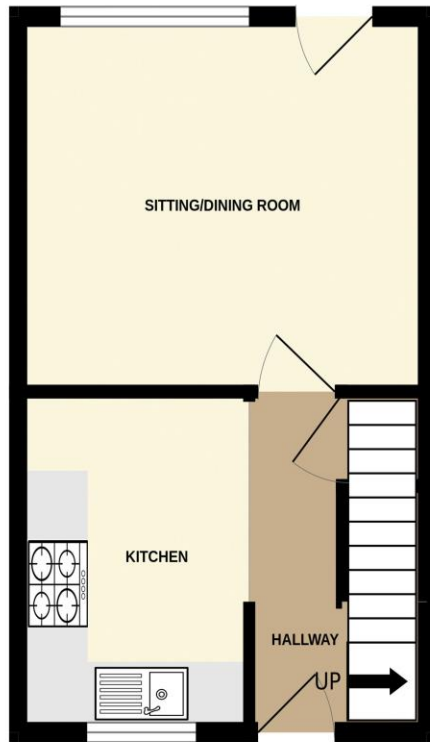
6' 4" x 6' 3" (1.93m x 1.90m) Rear aspect obscure window. Low level WC, pedestal wash hand basin, bath with shower over.

Outside

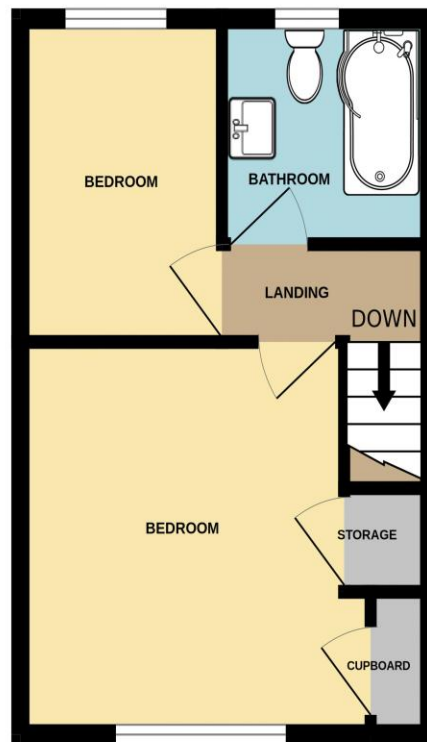
To the rear is a fully enclosed low maintenance garden with timber fencing to all sides, rear pedestrian access and paved patio area adjoining the property. Allocated off road parking.



GROUND FLOOR
271 sq.ft. (25.1 sq.m.) approx.



FIRST FLOOR
271 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.3 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.



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