



GIBBINS RICHARDS 
Making home moves happen

53 Alfoxton Road, Bridgwater TA6 7NN

£309,950

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Stunning 3 bedroom semi-detached house * Huge garden * Off road parking * Must be viewed

Set in a sought after Bridgwater location, this beautifully presented three bedroom semi-detached home offers stylish open plan living, off road parking and a superb rear garden that must be seen to be fully appreciated. Ready to move straight into, this is an ideal first home or family purchase.

The accommodation comprises in brief; entrance hallway with stairs rising to the first floor and access into a bright open plan living/kitchen/dining room, perfect for modern day living and entertaining. To the first floor are three generous bedrooms and a family bathroom. Externally, the property benefits from off road parking to the front and a substantial enclosed rear garden with side access.

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

Situated on the popular west side of Bridgwater, Alfoxton Road is conveniently positioned for a range of local amenities including schools, shops and everyday facilities. The property offers excellent access to the town centre, nearby supermarkets and leisure facilities, while commuters will appreciate easy links to the M5 motorway and main transport routes. There are also pleasant nearby walks and open green spaces, making this a convenient and family-friendly location.

Total floor area - 855 sq.ft (79.4 sq.m.) approx.

Stunning condition throughout

Open plan living space

Large enclosed rear garden

Off road parking

Three good size bedrooms

Ideal first time / Family home





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Entrance Hall Stairs rising to first floor. Understairs storage cupboard.

Open Plan Living / Kitchen / Dining Room 18'5" x 12'3" (5.61m x 3.73m) max reducing to 7'9" (2.36m) Rear aspect French doors opening onto the garden. Side aspect door. Fitted kitchen area with ample space for dining table and open plan living.

Living Room 11'8" x 11'2" (3.55m x 3.40m) Front aspect window. Open plan to dining area.

First Floor Landing Side aspect window. Access to loft space. Doors to all bedrooms and bathroom.

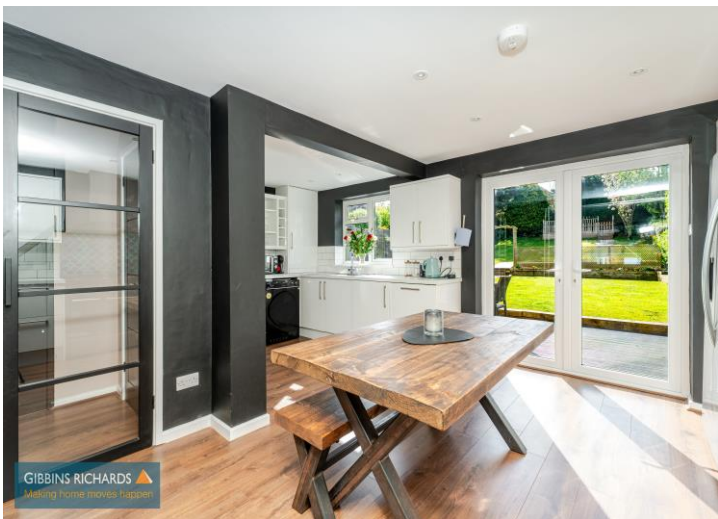
Bedroom One 12'4" x 11'1" (3.76m x 3.38m) Rear aspect window overlooking the garden.

Bedroom Two 11'2" x 9'8" (3.40m x 2.94m) Front aspect window.

Bedroom Three 8'8" x 7'11" (2.64m x 2.41m) Front aspect window.

Family Bathroom 7'10" x 7'1" (2.39m x 2.16m) Rear aspect obscure window. Low level WC, wash hand basin, bath and separate shower enclosure.

Outside Off road parking to the front with side access leading to the rear. Large enclosed rear garden, mainly laid to lawn with decked seating area and a good degree of privacy.



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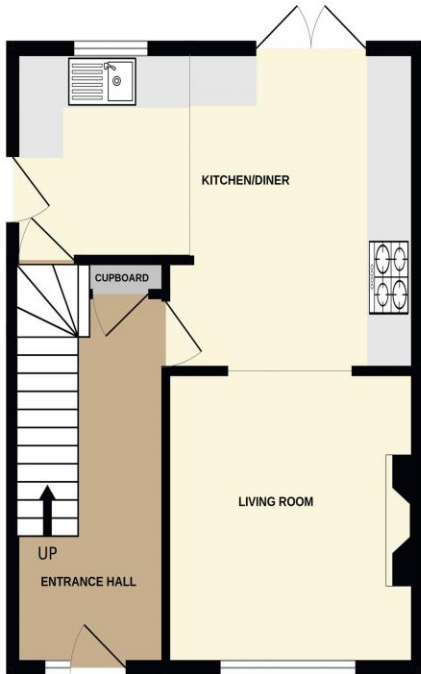


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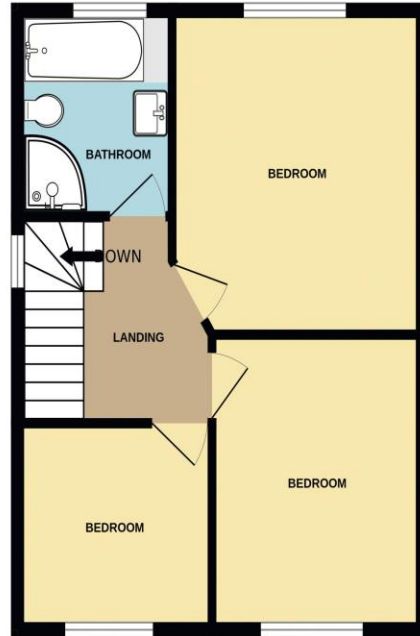


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GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



FIRST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 855 sq.ft. (79.4 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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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.

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