



GIBBINS RICHARDS   
Making home moves happen

10 Oakgrove Way, Bridgwater TA6 4UQ  
£205,000

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Ample Parking | Two Bedrooms | Semi Detached | Ideal First Home

A well presented two bedroom semi detached home with extensive off road parking and a private enclosed rear garden. Ideal for first time buyers, downsizers or investors. Accommodation briefly comprises; entrance, living room, kitchen/breakfast room. To the first floor are two bedrooms and a family bathroom. Externally, a private rear garden with side access leading to the generous frontage providing ample parking.

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

The property is situated within a popular residential area of Bridgwater, offering convenient access to local shops, schools and amenities. Bridgwater town centre is within easy reach, along with excellent transport links including the M5 motorway (Junctions 23 & 24) and a mainline railway station.

Total floor area - 597 sq.ft (55.5 sq.m) approx.  
Extensive off road parking to the front  
Gas central heating & UPVC double glazing  
Private enclosed rear garden  
Side access to garden  
Ideal first time or investment purchase  
Two bedroom semi detached home





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Entrance Hall

Stairs to first floor. Door to;

Living Room

14' 5" x 10' 7" (4.40m x 3.22m) Front aspect window. Understairs storage cupboard. Door to;

Kitchen

13' 5" x 7' 9" (4.09m x 2.37m) Rear aspect window, door to garden. Fitted wall and floor cupboard units, space and plumbing for washing machine.

First Floor Landing

Doors to two bedrooms and bathroom. Storage cupboard. Hatch to loft.

Bedroom 1

13' 5" x 11' 4" (4.09m x 3.46m) Front aspect window. Storage cupboard.

Bedroom 2

8' 8" x 7' 9" (2.64m x 2.37m) Rear aspect window. Built-in wardrobes.

Bathroom

5' 10" x 5' 8" (1.79m x 1.72m) Rear aspect obscure window. Low level WC, wash hand basin and bath with overhead shower.

Outside

To the front of the property there is off road parking for several vehicles with side gate leading to a private and fully enclosed garden laid to patio and lawn.



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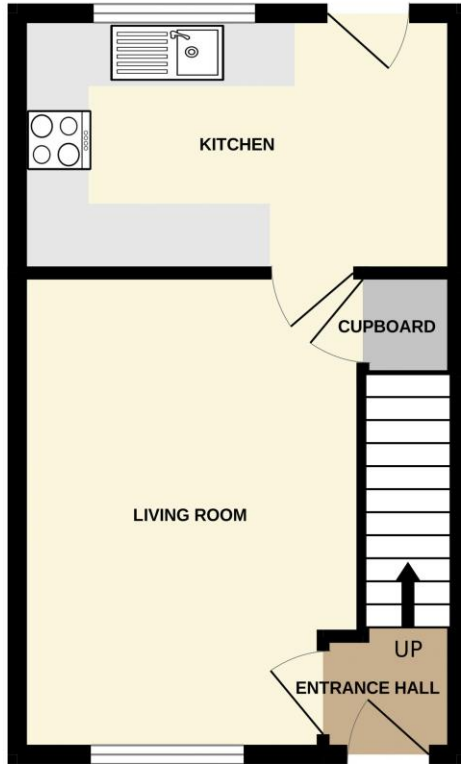


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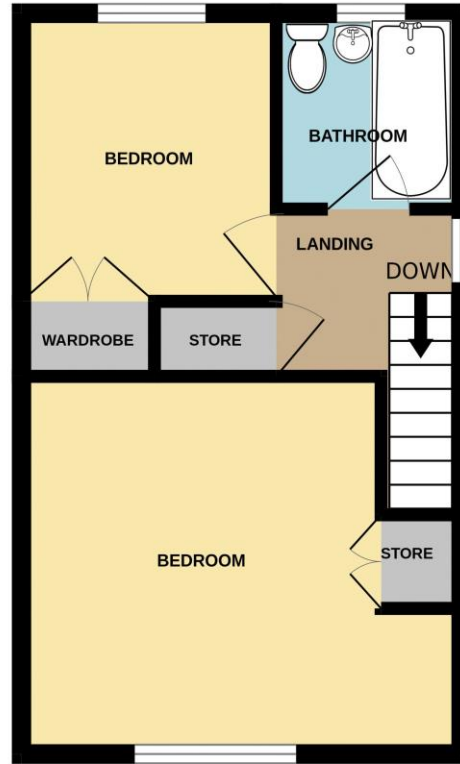


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GROUND FLOOR  
299 sq.ft. (27.7 sq.m.) approx.



FIRST FLOOR  
299 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 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.



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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.  
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