



GIBBINS RICHARDS 
Making home moves happen

6 Buckingham Close, Bridgwater TA6 6UD

£247,500

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* Cul-de-sac location * Off road parking * Garage/Workshop

Located on the south side of Bridgwater on the 'Quantock View' development within a private cul-de-sac location, this semi-detached property linked via garage offers good size modern kitchen/diner, front aspect sitting room, enclosed rear garden with patio and pergola, three good size bedrooms, 28' garage/workshop. The property is fully double glazed and warmed by gas fired central heating.

The property is situated on Bridgwater's south side and offers access to local shops, schools and everyday amenities. Bridgwater town centre is within easy reach and the area also provides convenient access to the M5 motorway at Junctions 23 and 24.

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

Total floor area – 964 sq.ft. (89.6 sq.m.) approx.

Three bedroom family home

Good size sitting room

Kitchen/diner

Useful garage/workshop

First floor shower room

Off road parking

Quiet location / south side of town

Close to local amenities

Convenient to HPC drop off / M5 motorway



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Entrance Hall	Storage cupboard housing consumer unit, door to;
Sitting Room	15' 4" x 13' 11" (4.67m x 4.24m) Stairs rising to first floor. Front aspect window, open archway provides access into;
Kitchen/Diner	14' 0" x 10' 6" (4.26m x 3.20m) Fitted with a modern range of units to base and wall. Rear aspect window, door to garden. Gas central heating boiler.
First Floor Landing	9' 10" x 6' 2" (2.99m x 1.88m) Hatch to loft. Side aspect window. Storage cupboard.
Bedroom 1	12' 4" x 8' 6" (3.76m x 2.59m) (excluding built-in wardrobes) Rear aspect window.
Bedroom 2	11' 9" x 7' 6" (3.58m x 2.28m) Front aspect window.
Bedroom 3	8' 5" x 6' 1" (2.56m x 1.85m) Front aspect window.
Shower Room	7' 9" x 5' 0" (2.36m x 1.52m) Rear aspect obscure window. Low level WC, wash hand basin, double shower enclosure.
Outside	The frontage has been laid to tarmac to create additional off road parking to the front and driveway to the side. Fully enclosed rear garden laid to slate patio and level lawn with shrub borders. Pergola seating area immediately adjoining the property. Outside power.
Garage/Workshop	28' 11" x 7' 7" (8.81m x 2.31m) Electric roller door to front. Pedestrian door into the rear garden.



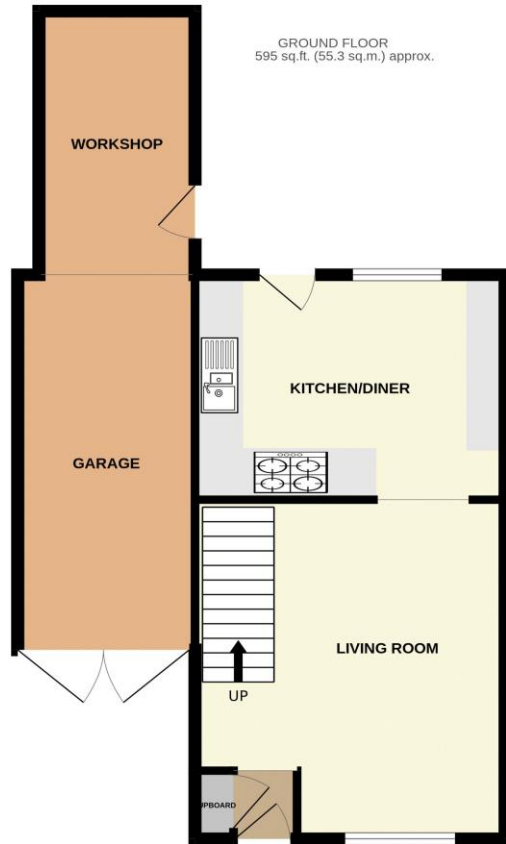
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.

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