



GIBBINS RICHARDS 
Making home moves happen

47 Provident Place, Bridgwater TA6 7DU

£230,000

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Immaculately Presented Throughout | Three Good Sized Bedrooms | Modernised
Mid-Terrace Home | No Onward Chain

A beautifully modernised three bedroom mid-terraced home, immaculately presented throughout and offered to the market with no onward chain. The accommodation comprises in brief; entrance porch, hallway with stairs rising to the first floor, dining room opening through into the living room, modern kitchen, laundry area and ground floor bathroom. The kitchen also provides access out to the rear garden. To the first floor are three good sized bedrooms. Externally, the property benefits from a modern rear garden, creating a lovely outside space to enjoy. The property is offered to the market with no onward chain.

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

Provident Place is conveniently positioned within the heart of Bridgwater, offering easy access to a wide range of local amenities, shops, schools and transport links. Bridgwater town centre is within easy reach, providing a selection of high street retailers, supermarkets, cafés, restaurants and leisure facilities. The property is also well placed for commuters, with Bridgwater railway station and the M5 motorway both accessible nearby, providing routes towards Taunton, Bristol, Exeter and beyond. This central and practical location makes the property well suited to first time buyers, families, investors or anyone looking for a modern home close to everyday conveniences.

- Total floor area - 876 sq.ft. (81.4 sq.m.) approx.
- Three bedroom mid-terraced home
- Immaculately presented and modernised throughout
- Open-plan dining/living arrangement
- Modern fitted kitchen
- Ground floor bathroom and laundry area
- Three good sized first floor bedrooms
- Modern rear garden
- No onward chain
- Convenient Bridgwater location



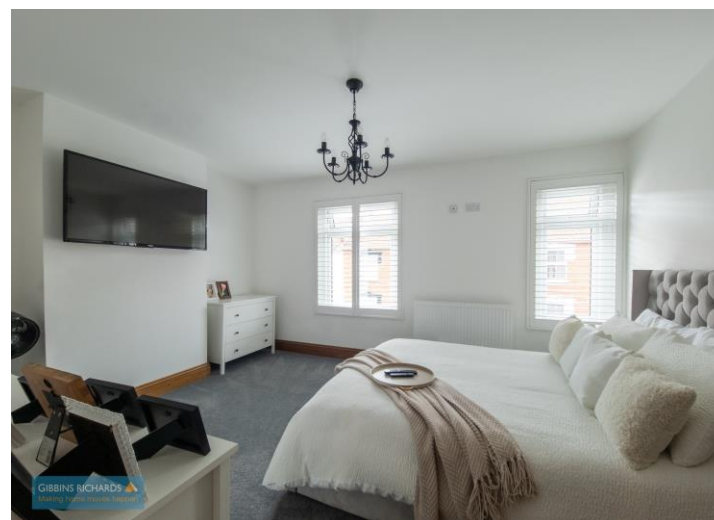


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Hallway	Stairs rising to the first floor, with access through to the principal ground floor accommodation.
Living Room	10' 10" x 11' 0" (3.30m x 3.36m) Front aspect window.
Dining Room	11' 3" x 12' 0" (3.42m x 3.66m) Opening through to the living room, with access through to the kitchen.
Kitchen	12' 4" x 8' 6" (3.76m x 2.59m) Rear aspect window and door leading out to the garden.
Laundry Area	Useful laundry area positioned off the kitchen.
Bathroom	9' 5" x 5' 3" (2.87m x 1.60m) Rear aspect window.
First Floor Landing	Providing access to all first floor bedrooms.
Bedroom 1	13' 9" x 11' 0" (4.20m x 3.36m) Front aspect window.
Bedroom 2	12' 0" x 8' 10" (3.66m x 2.69m) Rear aspect window.
Bedroom 3	12' 4" x 7' 11" (3.76m x 2.41m) Rear aspect window.
Outside	Stunning garden to the rear with gate to lane behind.



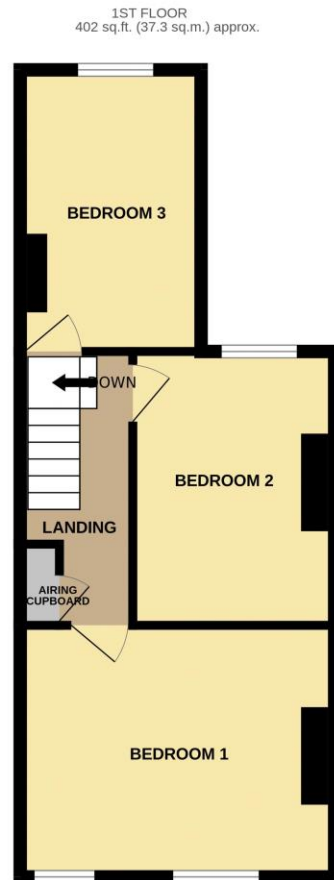
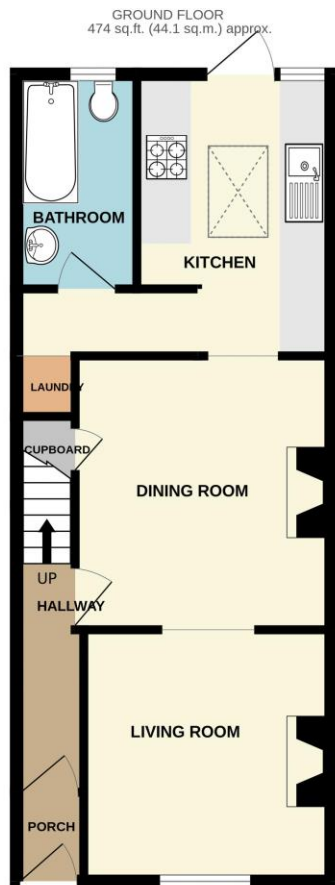
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
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.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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