



GIBBINS RICHARDS 
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3 Loxleigh Avenue, Bridgwater TA6 5BH

£249,950

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Three Bedroom Period-Style Home | Multiple Reception Rooms | Parking & Garage |
Additional Rear Land

A spacious three bedroom mid-terraced property with multiple reception rooms, a downstairs bathroom, off-road parking, garage and an allotment area to the rear of the garage. A well-proportioned older-style home in an established Bridgwater location.

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

Loxleigh Avenue is an established residential road positioned to the east of Bridgwater town centre. The location is convenient for local shops, schools and everyday amenities, with Bridgwater town centre, railway station and wider road connections all within accessible reach. The area is particularly well suited to buyers looking for a practical family home with good access to the town and surrounding Somerset routes.

Spacious older-style mid-terraced property
Three bedrooms
Multiple reception rooms
Ground floor bathroom
Off-road parking
Garage
Generous and flexible accommodation
Popular established Bridgwater location
Convenient for local amenities and transport links
Allotment to rear of garage



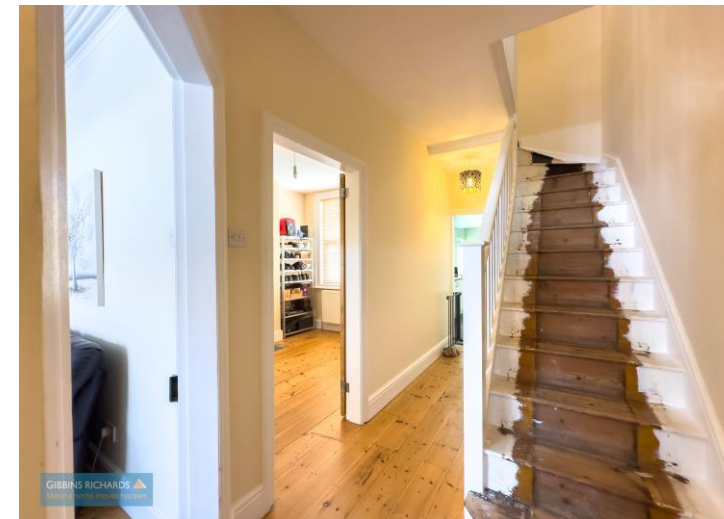
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Entrance Hallway

Leading to; Sitting room, dining room, stairs to the first floor and kitchen.

Sitting Room

13' 9" x 11' 6" (4.2m x 3.5m) A well-proportioned reception room, providing a comfortable main living area. Please note, the burner shown will be removed prior to completion.

Dining Room / Second Reception Room

10' 10" x 8' 10" (3.3m x 2.7m) A further flexible reception room, ideal for use as a formal dining space, family room, playroom or home office.

Kitchen

9' 2" x 9' 2" (2.8m x 2.8m) Kitchen area with additional utility area. Leading to bathroom.

Bathroom

9' 2" x 7' 3" (2.8m x 2.2m) Rear aspect window. Toilet, basin and bath with shower over.

First Floor Landing

Leading to; three bedrooms.

Bedroom 1

15' 1" x 11' 10" (4.6m x 3.6m) Front aspect window.

Bedroom 2

11' 6" x 8' 6" (3.5m x 2.6m) Rear aspect window.

Bedroom 3

10' 10" x 9' 2" (3.3m x 2.8m) Rear aspect window.

Outside

To the front, the property benefits from a small enclosed garden with a gate leading to the front door. To the rear, there is a hardstanding patio area with a lawn beyond, along with a rear gate providing access to off-road parking, a garage, and an additional area of land currently utilised as an allotment positioned behind.

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GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 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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