



GIBBINS RICHARDS 
Making home moves happen

8 Mayfair Close, Bridgwater TA6 4GR
Fixed £200,000

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* Priced to sell * Smart two bedroom modern home * No chain * Low maintenance rear garden * Shed with power * Allocated parking space *

An early viewing is strongly advised to fully appreciate this realistically priced modern terrace home presented in good order throughout. The property benefits from no onward chain and includes hall, well equipped kitchen, spacious living/dining room with stairs leading up to two double bedrooms, including en-suite shower room to master bedroom and additional bathroom. The property further benefits from a well kept and low maintenance rear garden containing a shed with power and rear gate leading to an allocated parking space as well as visitors parking adjacent.

The property is situated on the popular 'Kings Down' development which provides a nearby pick-up point to Hinkley Point power station, whilst within the development there is a Tesco Express and primary school. For the commuter the property is within convenient reach of Junction 23 of the M5 motorway. Bridgwater town centre is just over one mile distant and provides an excellent day-to-day facilities including a mainline railway station.

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

Total floor area – 700 sq.ft. (65.1 sq.m.) approx.

Priced to sell

Two double bedrooms

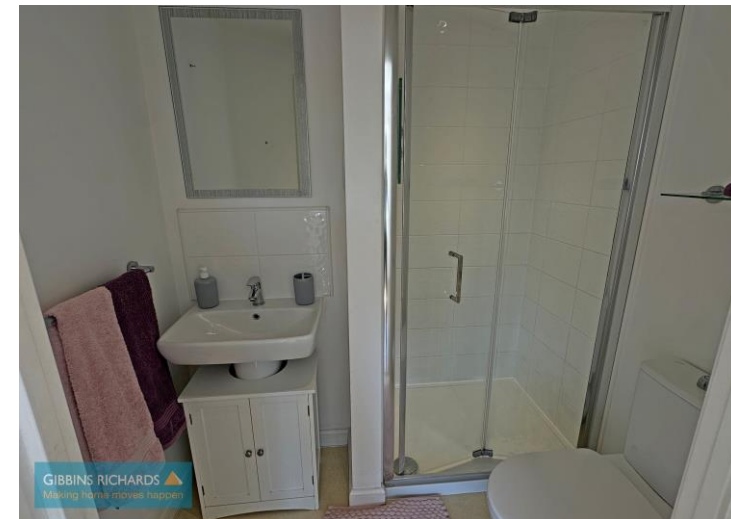
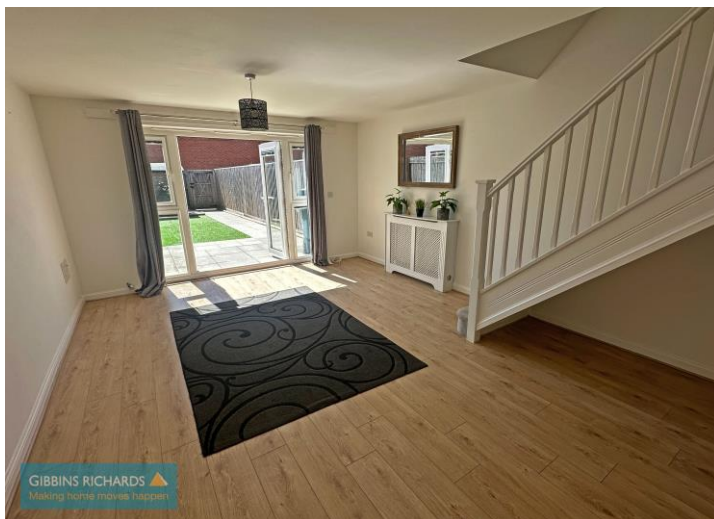
En-suite shower room & bathroom

Well kept low maintenance rear garden

Allocated parking

Gas central heating

No onward chain





Entrance Hall
Cloakroom
Kitchen

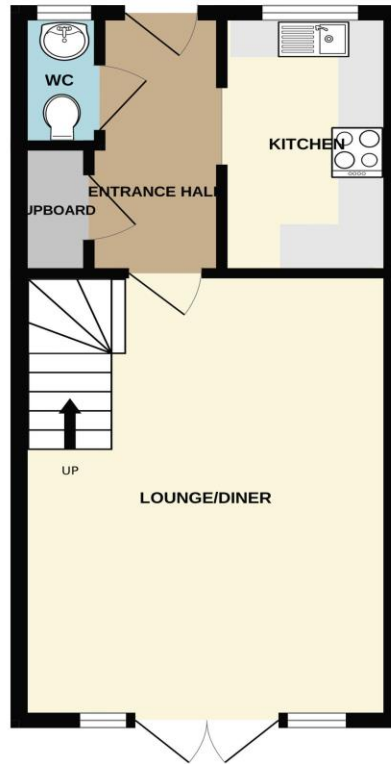
Storage cupboard.
WC and wash hand basin.
10' 10" x 5' 10" (3.30m x 1.78m)
incorporating built-in oven and hob, space
and plumbing for washing machine,
concealed gas fired central heating boiler.
Lounge/Dining Room 17' 5" x 12' 10" (5.30m x 3.91m) French
doors to rear garden. Stairs to first floor.
First Floor Landing Providing access to two bedrooms and
bathroom.
Bedroom 1 12' 10" x 8' 6" (3.91m x 2.59m) reducing to
7' 6" (2.28m) in part. Storage cupboard.
En-Suite Shower Room Shower enclosure, WC and wash hand
basin.
Bedroom 2 12' 10" x 8' 6" (3.91m x 2.59m)
Bathroom 6' 9" x 6' 0" (2.06m x 1.83m) max. Bath,
WC and wash hand basin.
Outside Open plan and predominantly gravelled
front garden. The rear garden is above
average in size with patio area, artificial
lawn, storage shed with power. Rear gate
leading to an allocated parking space close
by as well as visitors parking adjacent.

AGENTS NOTE

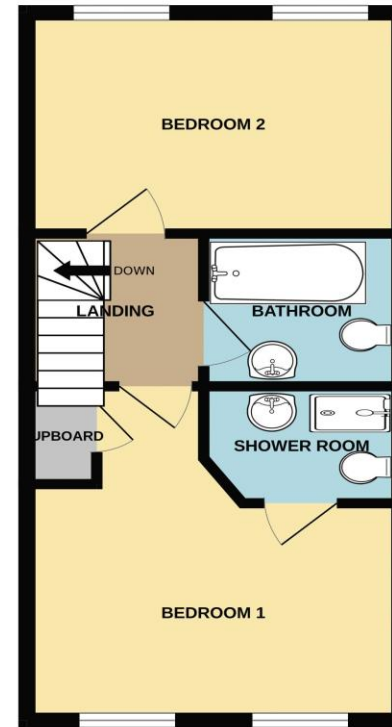
This property is subject to an annual management fee of approximately £200.00 payable to Trustgreen towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.1 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.



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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