



GIBBINS RICHARDS   
Making home moves happen

4 Blenheim Road, Bridgwater TA6 4HE  
Guide Price £200,000

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A three bedroom semi-detached home offering great potential. The accommodation comprises in brief; entrance hall, lounge, dining room, kitchen, three first floor bedrooms and family bathroom. The property benefits from a side driveway and generous size rear garden.

This semi-detached home is in need of cosmetic refurbishment, hence its realistic asking price and boasts a side driveway and generous size garden to the rear which is in need of some cultivation.

The property is located on the 'Bower Manor' development, within easy reach of local facilities including a nearby shopping parade containing a Tesco Express, takeaway etc. Both secondary and primary school education are easily found nearby and the town centre itself is just over one mile distant.

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

Total floor area - 695 sq.ft. (64.6 sq.m.) approx.

Much potential

Two reception rooms

Three first floor bedrooms

First floor bathroom

Off road parking

Generous size rear garden





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#### Entrance Lobby

#### Lounge

14' 8" x 10' 6" (4.47m x 3.20m)

#### Dining Room

13' 5" x 7' 6" (4.09m x 2.28m) Stairs to first floor.

#### Kitchen

10' 8" x 6' 9" (3.25m x 2.06m) Access to rear garden.

#### First Floor Landing

#### Bedroom 1

11' 10" x 10' 2" (3.60m x 3.10m) with wardrobe recess.

#### Bedroom 2

12' 2" x 8' 6" (3.71m x 2.59m) with wardrobe recess.

#### Bedroom 3

7' 2" x 5' 10" (2.18m x 1.78m)

#### Bathroom

6' 2" x 5' 0" (1.88m x 1.52m)

#### Outside

A side driveway provides parking for up to two cars and space for the erection of a garage (subject to the necessary planning consents). The rear garden is of generous size and in need of some cultivation containing two sheds. The garden itself backs onto a green space.



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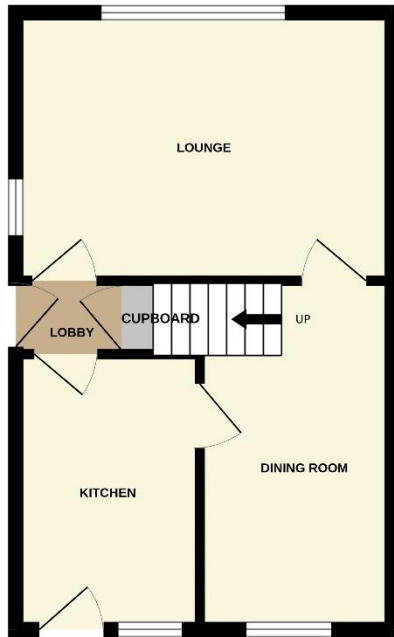


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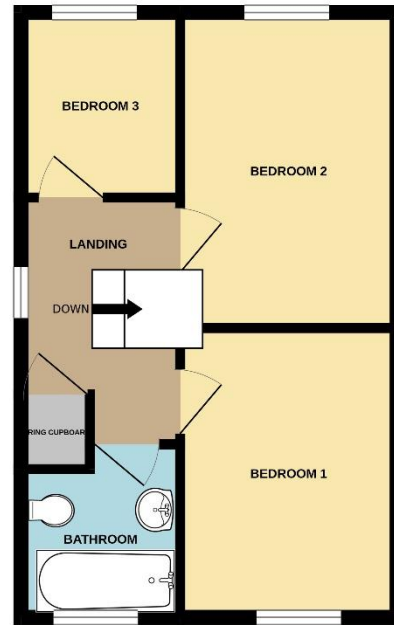


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GROUND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



FIRST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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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17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488  
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk