



GIBBINS RICHARDS 
sales and lettings

1 Frampton Road, Bridgwater TA6 6ER
£329,950

GIBBINS RICHARDS 
Making home moves happen

* Well presented detached family home providing spacious accommodation * Four/Five bedrooms * Superb re-fitted kitchen/dining room * Double glazed conservatory * En-suite shower room * Re-fitted first floor shower room * Corner plot gardens * Off road parking * Internal viewing strongly advised *

This well appointed detached family home provides spacious and well presented accommodation which has been adapted over the years to provide a clever garage conversion creating a potential fifth bedroom or sitting room with useful study area beyond, main living room, downstairs cloakroom and beautifully equipped and most spacious kitchen/dining room. The kitchen boasts granite work tops as well as a 'Range' style oven, incorporates some appliances to include washing machine, tumble dryer and dishwasher. French doors open from the kitchen to a good sized double glazed conservatory, whilst to the first floor there are four bedrooms, including en-suite shower room and a separate re-fitted shower room including a walk-in shower enclosure.

The property stands in corner plot gardens with ample off road parking to the front with the majority of garden being hard landscaped for ease of maintenance with various storage facilities on offer. The property is located at the head of a small cul-de-sac off Wills Road on the southern outskirts of the town centre. There are nearby shopping facilities including Lidl supermarket as well as school facilities being within comfortable reach together with country park walks opposite the property. For the commuter the property is ideally placed within a short drive of Junction 24 of the M5 motorway. Bridgwater town centre is just over one mile distant, whilst the county town of Taunton is approximately seven miles away.

Total floor area - 1186 sq.ft. (110.2 sq.m.) approx.

Spacious detached family home

Corner plot location

Converted garage providing useful 5th bedroom/sitting room

Superb re-fitted kitchen/dining room

Double glazed conservatory

Four first floor bedrooms including en-suite shower room & separate family shower room

Gas central heating

Double glazed windows

Internal viewing strongly advised





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Entrance Hall	Stairs to first floor.
Living Room	13' 11" x 10' 11" (4.24m x 3.32m)
Lobby/Study Area	Door to cloakroom. Gas fired central heating boiler.
Cloakroom	WC and wash hand basin.
Sitting/Bedroom 5	11' 5" x 8' 0" (3.47m x 2.45m)
Kitchen/Dining Room	22' 10" x 8' 8" (6.95m x 2.64m) French doors to;
Conservatory	11' 0" x 9' 2" (3.35m x 2.79m) Access to rear garden.
First Floor Landing	
Bedroom 1	13' 10" x 8' 5" (4.21m x 2.56m) with built-in wardrobes. Door to;
En-Suite Shower Room	Low level WC, wash hand basin and shower enclosure.
Bedroom 2	13' 10" x 8' 2" (4.21m x 2.49m) Built-in wardrobes and storage.
Bedroom 3	8' 10" x 8' 2" (2.69m x 2.49m)
Bedroom 4	9' 10" x 6' 11" (2.99m x 2.11m)
Shower Room	6' 9" x 5' 0" (2.06m x 1.52m) incorporating a walk-in shower, wash hand basin and WC.
Outside	Driveway to the front allowing off road parking for up to two vehicles with hedgerow and side access leading through to the rear garden which is of generous size and contained in a low maintenance theme with large paved patio sections, pergola, trellis scene, storage facilities. The garden itself is well screened by its surrounding fence work, boundary walling and natural hedgerow and contains a good degree of privacy.



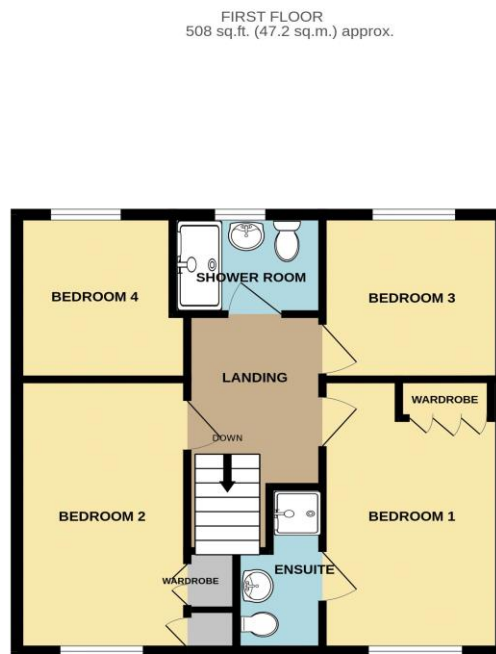
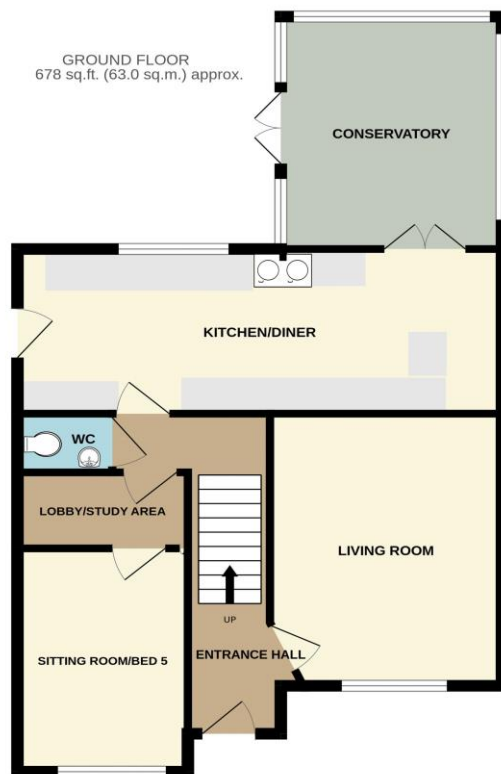
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

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