



GIBBINS RICHARDS 

34 Ship Lane, Comwich, Nr. Bridgwater TA5 2QT

£289,950

GIBBINS RICHARDS 
Making home moves happen

A spacious well proportioned four bedroom, three storey semi-detached town house located in a pleasant village position. Externally the property has gardens to the front and rear together with single garage and off road parking. Internally, the accommodation is arranged over three storeys and comprises in brief; entrance hall, kitchen/diner, sitting room, ground floor WC, to the first floor a landing leads to three good size bedrooms and family bathroom with a master bedroom suite with en-suite bathroom and walk-in dressing room on the second floor. The accommodation is fully UPVC double glazed and warmed by oil fired central heating.

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

This low maintenance home would make an ideal investment purchase due to the close proximity of Hinkley Point as well as a long term family home. The property lies approximately five miles from Bridgwater which offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

NO ONWARD CHAIN
IDEAL INVESTMENT / HMO (SUBJECT TO RELEVANT PERMISSIONS)
OIL FIRED CENTRAL HEATING
FULL UPVC DOUBLE GLAZING
FOUR BEDROOMS
GARAGE
OFF ROAD PARKING
POPULAR VILLAGE LOCATION
EASY COMMUTE TO HINKLEY POINT





Entrance Hall

19' 3" x 0' 0" (5.86m x 0.00m) Front aspect window. Turning stairs rising to first floor. Understairs recess. Doors to kitchen/diner, sitting room and WC. Door to storage cupboard housing electric fuse board.

WC

6' 0" x 3' 4" (1.83m x 1.02m) Front aspect obscure window. WC and wash hand basin.

Kitchen/Diner

14' 10" x 8' 3" (4.52m x 2.51m) Front and side aspect windows. Door to side access path. Fitted with a range of matching eye and low level units. Space for dining table and chairs.

Sitting Room

15' 7" x 12' 11" (4.75m x 3.93m) Rear aspect window and double opening French doors to garden.

First Floor Landing

Front aspect window. Doors to three bedrooms and bathroom. Staircase continues to second floor.

Bedroom 2

10' 8" x 8' 3" (3.25m x 2.51m) Front aspect window.

Family Bathroom

8' 8" x 5' 6" (2.64m x 1.68m) Side aspect obscure window. Three piece white matching suite.

Bedroom 3

10' 8" x 8' 3" (3.25m x 2.51m) Rear aspect window.

Bedroom 4

12' 11" (3.93m) reducing to 7' 6" (2.28m) x 6' 11" (2.11m) Rear aspect window.

Second Floor Landing

Door to;

Bedroom 1

16' 2" x 15' 6" (4.92m x 4.72m) Rear aspect window.

En-Suite Bathroom

6' 10" x 6' 4" (2.08m x 1.93m) Fitted with a white three piece matching suite. Velux window.

Walk-in Dressing Room

6' 10" x 4' 10" (2.08m x 1.47m) Door to eaves storage.

Outside

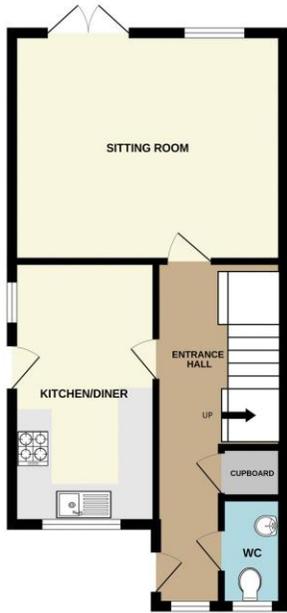
Small area of garden to the front partially enclosed by stone wall and fencing with path leading to front door. To the rear the garden measures approximately - 41' (12.49m) in length by 20' (6.09m) in width. The garden is fully enclosed by timber fencing and enjoys a good degree of privacy and has paved patio area adjoining the property with area of lawn beyond.

Single Garage

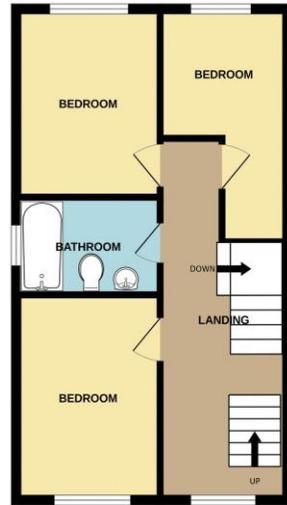
17' (5.18m) in length. Electric vehicular door to front. Pedestrian door to side. Mains lighting and power. Roof storage space.



GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 1211 sq.ft. (112.5 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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