



GIBBINS RICHARDS 

12 Morgan Street, Bridgwater TA6 7BW

£335,000

GIBBINS RICHARDS 
Making home moves happen

A modern four bedroom link-detached family home located in a popular area on the west side of Bridgwater within easy reach of local park, primary and secondary schools. The accommodation comprises; entrance hall, cloakroom, sitting room, kitchen/dining room with built-in appliances, four first floor bedrooms including a generous size en-suite shower room and family bathroom. Side driveway and garage, fully enclosed rear garden.

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

AVAILABLE NO ONWARD CHAIN. This four bedroom link-detached family home located in a sought after residential area off Durleigh Road. The property is sited less than one mile from the town centre itself which boasts a wide and comprehensive range of facilities.

LINK-DETACHED EXECUTIVE HOUSE
POPULAR RESIDENTIAL AREA
WALKING DISTANCE OF HAYGROVE SCHOOL
CLOSE TO PARK & CRICKET GROUND
FOUR BEDROOMS
EN-SUITE SHOWER ROOM
ENCLOSED REAR GARDEN
DRIVEWAY
NO ONWARD CHAIN





Entrance Hall	Stairs to first floor, understairs storage cupboard.
Cloakroom	WC and wash basin.
Sitting Room	16' 5" x 11' 5" (5.00m x 3.48m) with access to rear garden.
Kitchen/Dining Room	19' 2" x 10' 5" (5.84m x 3.17m) Built-in double oven and gas hob, built-in fridge/freezer unit and access to garden.
First Floor Landing	Linen cupboard.
Bedroom 1	12' 5" x 9' 10" (3.78m x 2.99m) Fitted wardrobe unit.
En-Suite Shower Room	Double shower enclosure, WC and wash basin.
Bedroom 2	9' 8" x 9' 8" (2.94m x 2.94m)
Bedroom 3	9' 0" x 6' 5" (2.74m x 1.95m)
Bedroom 4	9' 0" x 6' 5" (2.74m x 1.95m) (maximum)
Bathroom	6' 8" x 5' 6" (2.03m x 1.68m)
Outside	To the front of the property there is a small open plan garden with side driveway leading to garage. The rear garden is fully enclosed with patio and wide lawn section which is not overlooked from the rear boundary.



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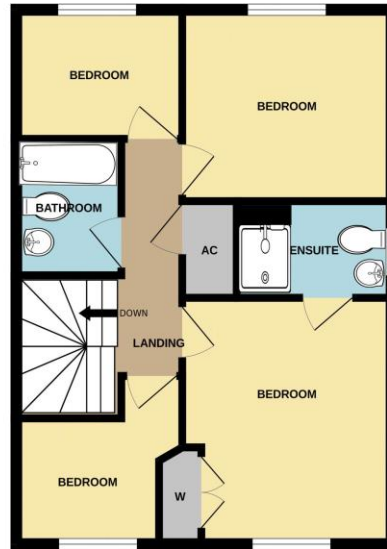
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GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1150 sq.ft. (106.8 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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