



GIBBINS RICHARDS 
Making home moves happen

9 Bryer Close, Bridgwater TA6 6UR
£230,000

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A three bedroom end of terrace property on the delightful 'Quantock View' development on the south side of Bridgwater enjoying a garage, ample off road parking, conservatory and garden. The property benefits from gas central heating, double glazing, front aspect sitting room with stairs to first floor landing, good size kitchen/diner with ample fitted base and wall units, good size conservatory, mature rear garden with patio and shrubs and access into the garage. Bathroom fitted with a white suite. Two good size double bedrooms and single bedroom. Early viewings advised!

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

The property is located in a popular area off Taunton Road which is within close proximity to local stores, whilst the M5 motorway interchange at Junction 24 is within easy reach. Bridgwater town centre is just over one mile distant and provides a host of shopping, leisure and cultural facilities.

POPULAR LOCATION
THREE BEDROOM END TERRACE HOUSE
FULLY DOUBLE GLAZED
GAS CENTRAL HEATING
GARAGE
OFF ROAD PARKING
FULLY ENCLOSED REAR GARDEN





Sitting Room

14' 7" x 13' 7" (4.44m x 4.14m) Front aspect window. Stairs to first floor.

Kitchen/Diner

14' 7" x 7' 7" (4.44m x 2.31m) Fitted with a range of cream 'Shaker' style units to base and wall. Space for electric oven, space for dishwasher, washing machine and tumble dryer. Rear aspect window. Patio doors to conservatory.

Conservatory

11' 11" x 8' 6" (3.63m x 2.59m) Sliding door to rear garden.

First Floor Landing

Side aspect window. Doors to three bedrooms and family bathroom. Airing cupboard.

Bedroom 1

12' 8" x 8' 0" (3.86m x 2.44m) Front aspect window.

Bedroom 2

8' 9" x 7' 9" (2.66m x 2.36m) Rear aspect window.

Bedroom 3

6' 5" x 6' 2" (1.95m x 1.88m) Front aspect window.

Bathroom

6' 7" x 5' 6" (2.01m x 1.68m) Rear aspect window. Fitted in a white three piece suite comprising low level WC, wash hand basin and bath with electric shower over. Heated towel rail.

Outside

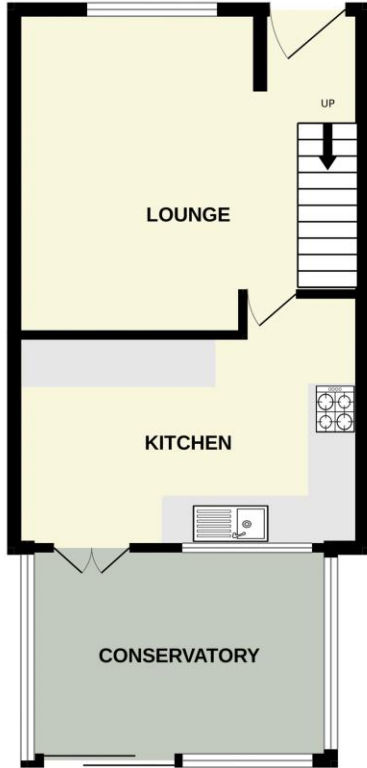
Fully enclosed rear garden laid to patio and lawn with mature shrubs. A side access gate provides access to the front drive. Door into the garage.

Garage

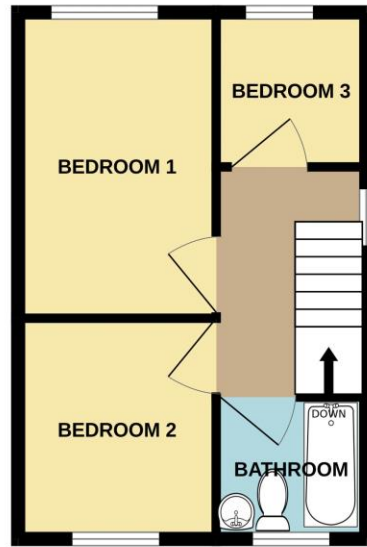
16' 0" x 8' 8" (4.87m x 2.64m) with power and lighting.



GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 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.



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