



GIBBINS RICHARDS 

22 Hazeley Close, Bridgwater TA6 5FP

£245,000

GIBBINS RICHARDS 
Making home moves happen

Well appointed three bedroom terrace home located in a cul-de-sac position within easy reach of the town centre. The accommodation comprises in brief; entrance hall, cloakroom, light and airy sitting/dining room, three first floor bedrooms (master with en-suite shower room) and family bathroom. Fully enclosed south-facing rear garden, garage and off road parking. NO ONWARD CHAIN.

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

The property enjoys a cul-de-sac position in a level location near Colley Lane, which is within walking distance to the town centre itself.

WELL PRESENTED
EN-SUITE SHOWER ROOM
'JULIET' BALCONY
SOUTH FACING REAR GARDEN
GARAGE / DRIVEWAY
NO ONWARD CHAIN
NUMBER OF FURNISHINGS INCLUDED IN SALE PRICE
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING





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Entrance Hall
Cloakroom
Kitchen/Dining Room
Sitting Room
First Floor Landing
Bedroom 1
En-Suite Shower Room
Bedroom 2
Bedroom 3
Bathroom
Garage
Outside

With cloaks/storage cupboard.
WC and wash basin.
12' 0" x 7' 6" (3.65m x 2.28m) incorporating built-in oven and gas hob. 'American' style fridge/freezer unit. Beko washing machine.
15' 0" x 14' 6" (4.57m x 4.42m) (max) Deep understairs storage cupboard. French doors to rear garden.
Over stairs linen/storage cupboard. Access to loft space.
11' 10" x 8' 6" (3.60m x 2.59m)
WC, wash basin and shower.
10' 2" x 8' 6" (3.10m x 2.59m) 'Juliet' style balcony. Wardrobe unit.
8' 11" x 6' 3" (2.72m x 1.90m)
8' 0" x 6' 3" (2.44m x 1.90m)
The garage is located nearby beneath a coach house with light, power and driveway to front.
The rear garden is fully enclosed and benefits from a south facing aspect with lawned area, raised sun deck and gazebo. Rear pedestrian gate.

AGENTS NOTE

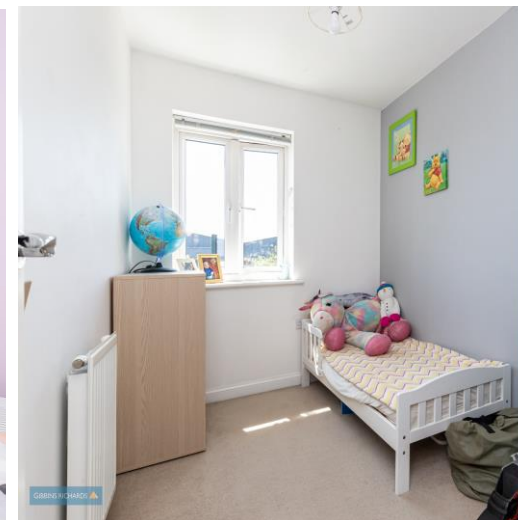
Please note the title to the property is freehold but the garage is held under a leasehold title. The term of the Lease is 999 years from 1st January 2013. Full details of the Lease and charges should be sought via your Legal Representative.



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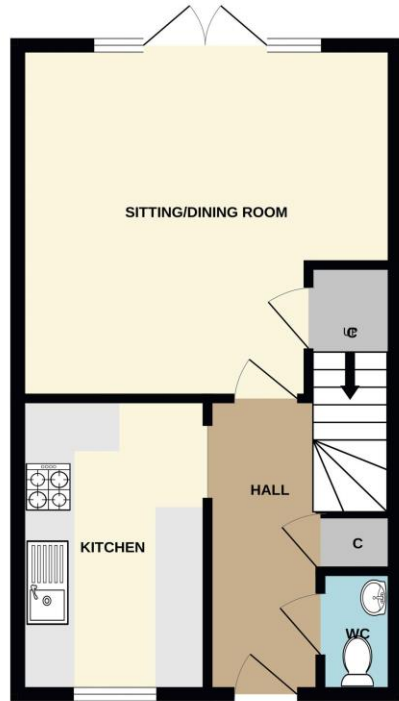


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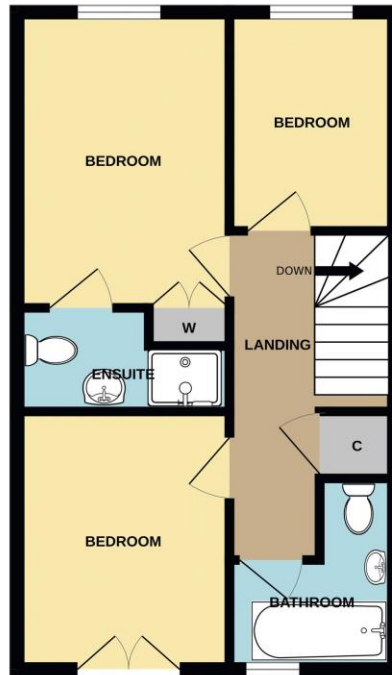


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GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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.



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.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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