



GIBBINS RICHARDS 
Making home moves happen

37 Pyrland Walk, Bridgwater TA6 7PF
£315,000

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**** AVAILABLE WITH NO ONWARD CHAIN ****

A well positioned three bedroom semi-detached family home with garage, good size rear garden and conservatory located on the very popular 'Durleigh' development to the west side of Bridgwater. The accommodation comprises in brief; spacious entrance hall, sitting room, kitchen/diner, conservatory, separate utility room, three first floor bedrooms with shower room and separate WC.

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

The property is located in a sought after residential area being within a cul-de-sac off Holford Road. There are local facilities close by and the property is within the catchment areas of Haygrove Secondary School as well as St Josephs and St Marys Primary Schools. The property is within easy reach of the picturesque Quantock Hills, whilst Bridgwater's town centre is just over one mile distant and includes M5 and railway access.

THREE BEDROOM SEMI-DETACHED FAMILY HOME
NO ONWARD CHAIN

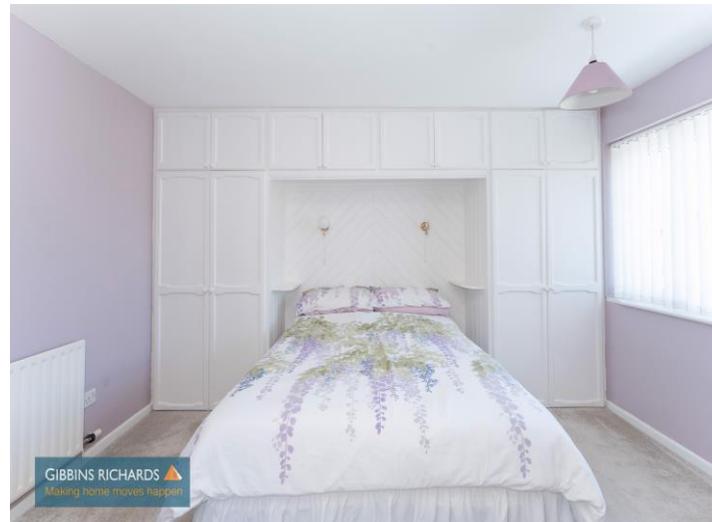
GOOD SIZE FRONT ASPECT SITTING ROOM WITH BAY WINDOW
KITCHEN/DINER / SEPARATE UTILITY ROOM
CONSERVATORY

FULLY ENCLOSED REAR GARDEN

GARAGE / OFF ROAD PARKING

SOUGHT AFTER WEST SIDE LOCATION

GAS CENTRAL HEATING





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Entrance Hall	14' 11" x 5' 11" (4.54m x 1.80m) Stairs to first floor. Doors to sitting room and kitchen.
Sitting Room	14' 10" x 11' 9" (4.52m x 3.58m) Front aspect bay window.
Kitchen/Diner	18' 1" x 8' 11" (5.51m x 2.72m) Rear aspect window and sliding patio doors to conservatory. Fitted with a range of 'Shaker' style units to base and wall. Understairs storage cupboard. Built-in oven and hob. Door to lean-to.
Conservatory	10' 10" x 8' 2" (3.30m x 2.49m) Centre opening patio doors to garden.
Lean-to	Doors to front and rear. Door to utility room.
Utility Room	8' 0" x 7' 10" (2.44m x 2.39m) Rear aspect window. Space and plumbing for white goods.
First Floor Landing	9' 7" x 5' 11" (2.92m x 1.80m) Doors to three bedrooms, shower room and separate WC. Storage cupboard.
Bedroom 1	12' 5" x 9' 9" (3.78m x 2.97m) Rear aspect window. Built-in wardrobes.
Bedroom 2	11' 4" x 8' 1" (3.45m x 2.46m) Front aspect window. Built-in wardrobes.
Bedroom 3	8' 4" x 7' 11" (2.54m x 2.41m) Front aspect window. Built-in wardrobes.
Shower Room	Rear aspect window. Walk-in shower and wash hand basin.
Separate WC	Rear aspect obscure window. Low level WC.
Outside	The frontage is mainly laid to lawn with brick paved driveway leading to the garage with ample off road parking for two vehicles. The rear garden is fully enclosed with fencing to all boundaries. Large lawn area with mature shrubs and plants, patio area to the immediate rear of the property.
Garage	17' 10" x 8' 3" (5.43m x 2.51m) Metal up and over door to front.



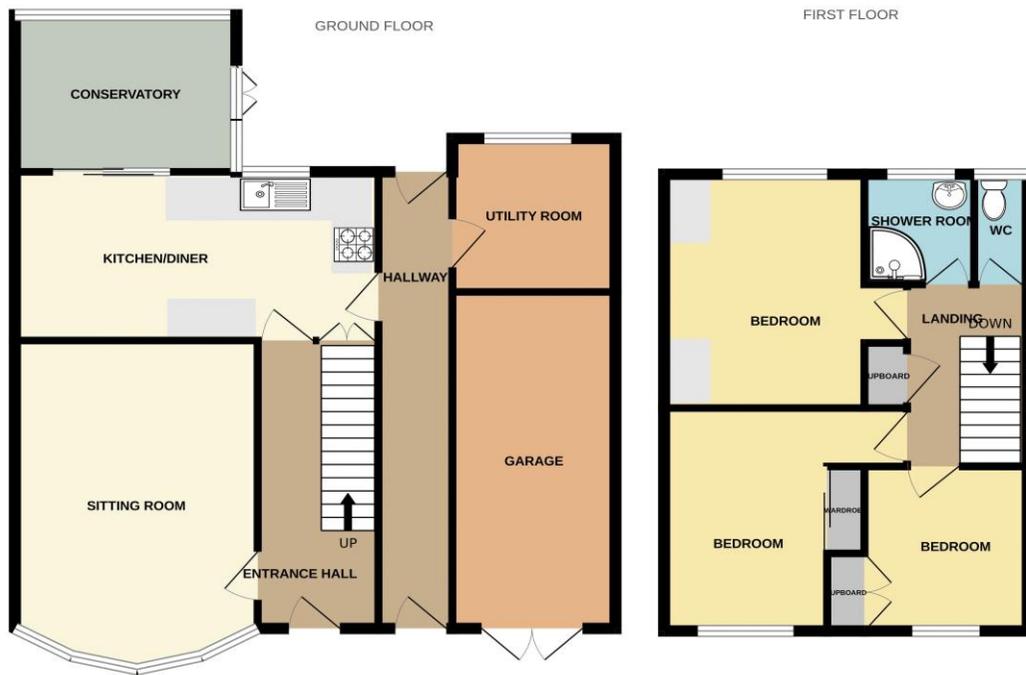
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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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