



GIBBINS RICHARDS

**Badger Lodge, 19d Durleigh Road, Bridgwater TA6 7HX**

**£470,000**

**GIBBINS RICHARDS**   
Making home moves happen



A highly impressive three bedroom detached ECO home located in a tucked away position on Bridgwater's sought after west side and within easy access to the town centre. This individual family home was constructed in 2021 with energy efficiency in mind. The accommodation is arranged over two storeys and warmed by air source heat pump providing underfloor heating throughout with zoned digital controls. The accommodation comprises in brief; spacious reception hall, ground floor WC, utility/boiler room, impressive sitting/dining/kitchen area with double doors providing direct access to private gardens. To the first floor the landing leads to three good size bedrooms and bathroom. There is an en-suite bathroom and dressing room to Bedroom 1 and a further en-suite shower room to Bedroom 2. The property is highly specified throughout and fitted with a MVHR ventilation system. Externally there is multiple off road parking to the front and private gardens to the side and rear.

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

The property is located in a private position off Durleigh Road which lies to the west of the town and within easy access to amenities. Bridgwater itself provides easy access to the M5 motorway at Juncitons 23 and 24 together with a mainline intercity railway station.

- THREE BEDROOM DETACHED
- MULTIPLE OFF ROAD PARKING
- GOOD SIZE PRIVATE GARDENS
- HIGHLY EFFICIENT FAMILY HOME
- AIR SOURCE HEAT PUMP
- TRIPLE GLAZING
- "OWNED" SOLAR PANELS
- WALKING DISTANCE TO TOWN CENTRE
- SCOPE FOR EXTENSION (SUBJECT TO PLANNING CONSENTS)
- BEAUTIFULLY PRESENTED THROUGHOUT



Entrance Hall	11' 9" x 11' 5" (3.58m x 3.48m) Stairs to first floor, understairs storage. Front aspect window. Doors to WC, boiler room and kitchen.
WC	5' 4" x 3' 2" (1.62m x 0.96m) Front aspect obscure window. Fitted with a white two piece matching suite.
Boiler Room/Utility	7' 4" x 5' 4" (2.23m x 1.62m) Fitted with matching eye and low level storage units, stainless steel sink and drainer units, wall mounted electric fuse board. Nibe air source heat pump.
Kitchen/Dining Area	17' 8" x 12' 7" (5.38m x 3.83m) Double opening French doors to rear garden. Window to side. Kitchen is fitted with a matching range of eye and low level units with Quarts work surface and Neff and Bosch integrated appliances including two ovens, microwave, dishwasher, fridge and freezer, extractor fan and induction hob with state of the art extractor fan over. Underfloor heating. Central island with seating space and further storage. Bespoke Velour blinds.
Sitting Area	25' 0" x 11' 0" (7.61m x 3.35m) (open plan with the kitchen) Triple aspect windows and double opening doors to rear garden. Underfloor heating. Timber effect ceramic tiles over the whole floor area. Ventilation system. Bespoke Velour blinds.
First Floor Landing	Doors to three bedrooms and bathroom. Hatch to loft. Smoke alarm. Glass panel wall allowing an abundance of natural light.
Bedroom 1	15' 9" x 10' 4" (4.80m x 3.15m) Front aspect window. Doors to en-suite bathroom and walk-in wardrobes.
Walk-In Wardrobes	8' 8" x 2' 11" (2.64m x 0.89m) Automatic lighting. Hanging rail and shelving.
En-Suite Bathroom	8' 9" x 7' 0" (2.66m x 2.13m) Rear aspect obscure window. Four piece matching suite with mat black taps with mat black fitments. Comprising WC with push button flush, wash hand basin with storage under, panelled bath and oversize shower cubicle with multi-jet massage shower.
Bedroom 2	9' 0" x 11' 7" (2.74m x 3.53m) increasing to 17' 2" (5.23m). Rear aspect obscure window.
En-Suite Shower Room	5' 2" x 5' 0" (1.57m x 1.52m) Fitted with a three piece matching suite comprising low level WC, wash hand basin with storage under and shower cubicle with mat black fitments.
Bedroom 3	12' 1" x 8' 6" (3.68m x 2.59m) Front aspect window.
Family Bathroom	8' 9" x 6' 1" (2.66m x 1.85m) Fitted with a three piece matching suite comprising low level WC, wash hand basin with storage unit under, 'L' shaped bath with shower over with black mat fitments. Airing cupboard with timber shelving.
Outside	Front driveway providing multiple off road parking for several vehicles - gravelled and partially enclosed by fencing. There is also a paved path leading to front door and continuing to side. The rear garden enjoys a good degree of privacy and is fully enclosed by fencing to all sides. The rear section measures approximately - 47' (14.31m) in length by varying width. There is also a section to both sides, the south-facing side section measures approximately - 44' (13.40m) in width by 35' (10.66m) in length. The rear garden is entirely hard landscaped for ease of maintenance comprising areas of gravel with pleasant patio seating space adjoining the house. Pedestrian gate to both sides leading to front. Outside lighting and outside power sockets. Large timber shed. Electric car charger.

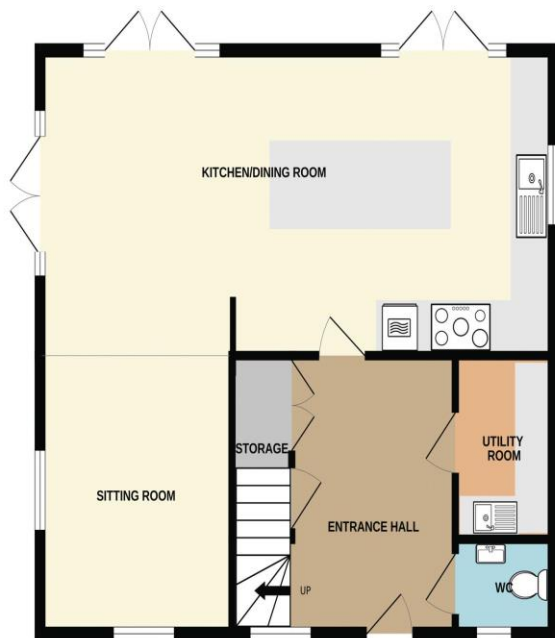
#### AGENTS NOTE

Since the Energy Performance Certificate (EPC) was produced approximately three years ago, further energy saving additions have been made, to include solar panels which were fitted in the last twelve months. We believe the energy efficiency now would be further improved and the property is potentially now an 'A' or 'B' rating.

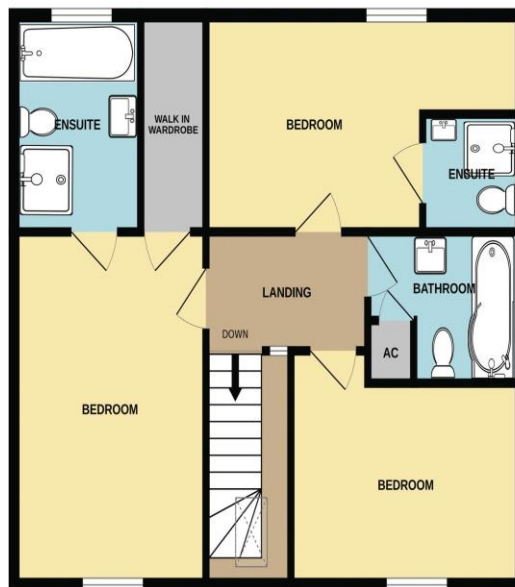




GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.7 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.  
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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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