



GIBBINS RICHARDS   
Making home moves happen

7 Hawkridge Road, Bridgwater TA6 7NE  
£405,000

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A spacious detached dormer bungalow located in a sought after residential area set in generous size gardens with ample off road parking and detached garage. The accommodation comprises in brief; entrance hall, sitting room, dining room, re-fitted kitchen, conservatory, two ground floor bedrooms and re-fitted shower room, first floor bedroom and shower room.

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

An early viewing is strongly advised to fully appreciate the size and flexibility on offer for this well placed detached dormer bungalow which enjoys being within a small cul-de-sac position. The accommodation has been enhanced over recent years with a re-fitted kitchen and shower room and provides very versatile accommodation. There are attractive gardens to front and rear which contain a high degree of privacy. The property is located on the favoured 'Durleigh' side of Bridgwater which provides nearby local stores as well as both primary and secondary schools of good repute. The property is within a short drive of the picturesque Quantock Hills, whilst Bridgwater town centre is just over one mile distant.

SOUGHT AFTER LOCATION  
FLEXIBLE ACCOMMODATION  
RE-FITTED KITCHEN  
TWO RECEPTIONS ROOMS  
DOUBLE GLAZED CONSERVATORY  
TWO GROUND FLOOR DOUBLE BEDROOMS  
GROUND FLOOR SHOWER ROOM  
LARGE DORMER BEDROOM & SHOWER ROOM  
AMPLE OFF ROAD PARKING / DETACHED GARAGE  
PRIVATE GARDENS







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Entrance Hall  
Sitting Room

Storage cupboard.  
19' 6" x 11' 5" (5.94m x 3.48m) with oak flooring. Stone fireplace with living flame gas fire. Door to;

Conservatory  
Dining Room  
Kitchen

15' 10" x 10' 0" (4.82m x 3.05m)  
14' 5" x 7' 10" (4.39m x 2.39m)  
11' 5" x 10' 10" (3.48m x 3.30m) which has been re-fitted to incorporate a double oven and induction hob.

Bedroom 2

11' 10" x 11' 0" (3.60m x 3.35m) with fitted wardrobe.

Bedroom 3

11' 8" x 9' 0" (3.55m x 2.74m) with fitted wardrobe.

Shower Room

Double shower enclosure, low level WC and wash hand basin.

First Floor Landing  
Bedroom 1

Airing/boiler cupboard.  
15' 5" x 13' 10" (4.70m x 4.21m) (maximum) with walk-in wardrobe, eaves storage.

Shower Room

Shower enclosure, low level WC and wash hand basin.

Outside

A long driveway leads to a detached GARAGE with light and power. The remainder of the front garden being predominantly laid to lawn with double gates to carport and rear garden. The rear garden contains an aluminum greenhouse, lawn section, ornamental gravel area, pond and various mature bordering shrubs and plants. The garden itself is very private and secluded.



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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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