



GIBBINS RICHARDS 
Making home moves happen

17 Butleigh Close, Bridgwater TA6 4JQ
£209,950

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A well presented three bedroom end of terrace providing spacious accommodation to include; entrance hall, large sitting room, well equipped kitchen/diner, double glazed conservatory, outdoor studio/gym with adjoining WC, three first floor bedrooms and a re-fitted family bathroom. Enclosed gardens to front and rear.

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

This three bedroom home provides generous size accommodation on both floors which benefits from a re-fitted kitchen and bathroom as well as a double glazed conservatory and a most useful outdoor studio/gym with WC. The property is located in a cul-de-sac overlooking a small residents green and is within a level walk of local facilities including both primary and secondary school education. Bridgwater town centre is just over one mile distant which provides a host of shopping and leisure facilities as well as intercity railway access and M5 access.

WELL PRESENTED THROUGHOUT
THREE FIRST FLOOR BEDROOMS
FIRST FLOOR BATHROOM
CONSERVATORY
OUTDOOR STUDIO/GYM WITH WC
GAS CENTRAL HEATING
FULLY DOUBLE GLAZED
IDEAL FAMILY HOME
FULLY ENCLOSED REAR GARDEN





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Entrance Hall	Stairs to first floor.
Sitting Room	18' 2" x 13' 5" (5.53m x 4.09m) by 10' 2" (3.10m) in part. Mock fireplace.
Kitchen/Diner	18' 2" x 9' 8" (5.53m x 2.94m) incorporating a double oven with five burner gas hob. Door to outside.
Conservatory	10' 10" x 10' 8" (3.30m x 3.25m) French doors to garden.
First Floor Landing	Cupboard containing combination gas fired boiler.
Bedroom 1	12' 5" x 9' 10" (3.78m x 2.99m) plus wardrobe recess.
Bedroom 2	10' 5" x 9' 0" (3.17m x 2.74m) (access to loft space)
Bedroom 3	9' 0" x 7' 6" (2.74m x 2.28m)
Family Bathroom	8' 10" x 5' 5" (2.69m x 1.65m) Low level WC, wash hand basin and jacuzzi bath with overhead shower.
Outside	Enclosed front garden with side access through to a fully enclosed rear garden containing a useful studio/gym - 14' 6" x 5' 6" (4.42m x 1.68m) with light and power and adjoining WC with wash hand basin. The garden itself contains lawn, patio and timber shed.



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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 £40 + VAT (£48) **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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