



GIBBINS RICHARDS   
Making home moves happen

26 Pyrland Walk, Bridgwater TA6 7PF  
£450,000

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

This beautiful and deceptively spacious four bedroom chalet style bungalow situated in the sought after west side of Bridgwater on the 'Durleigh' estate. The accommodation comprises in brief; storm porch, entrance hall, kitchen, sitting room, conservatory, two ground floor bedrooms (one currently being used as a dining room), shower/wet room and spacious utility room. To the first floor are two good size bedrooms and re-fitted shower room. Multiple off road parking, single garage together with front and rear gardens. Viewing highly recommended!

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

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.

BEAUTIFUL DETACHED CHALET STYLE HOME  
AMPLE OFF ROAD PARKING / SINGLE GARAGE  
PRIVATE & FULLY ENCLOSED REAR GARDEN  
GROUND FLOOR SHOWER/WET ROOM WITH UNDERFLOOR HEATING & FIRST FLOOR SHOWER ROOM  
SPACIOUS SITTING ROOM  
FITTED KITCHEN / CONSERVATORY  
FOUR GOOD SIZE BEDROOMS ( ONE CURRENTLY BEING USED AS A DINING ROOM)  
FULLY DOUBLE GLAZED / GAS CENTRAL HEATING  
POPULAR WEST SIDE LOCATION  
NO ONWARD CHAIN





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|                              |                                                                                                                                                                                                                                                                                                |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Storm Porch                  | 28' 10" x 3' 11" (8.78m x 1.19m) Doors to garage, utility room, rear garden, kitchen and entrance hall.                                                                                                                                                                                        |
| Entrance Hall                | 15' 9" x 13' 6" (4.80m x 4.11m) Stairs to first floor. Two good size storage cupboards.                                                                                                                                                                                                        |
| Sitting Room                 | 19' 10" x 11' 11" (6.04m x 3.64m) Patio doors to conservatory. Feature fireplace with inset real flame gas fire.                                                                                                                                                                               |
| Conservatory                 | 11' 11" x 9' 8" (3.64m x 2.95m) French doors to rear garden.                                                                                                                                                                                                                                   |
| Kitchen                      | 15' 3" x 9' 4" (4.66m x 2.85m) Rear aspect window. Fitted in a range of matching floor and wall cupboard units.                                                                                                                                                                                |
| Bedroom 4                    | 10' 4" x 9' 11" (3.16m x 3.01m) Front aspect window. (currently being used as a dining room)                                                                                                                                                                                                   |
| Bedroom 3                    | 12' 8" x 9' 1" (3.85m x 2.77m) Front aspect window. Built-in wardrobes.                                                                                                                                                                                                                        |
| Ground Floor Shower/Wet Room | 7' 7" x 5' 7" (2.32m x 1.69m) Side aspect obscure window. Re-fitted in a modern suite comprising low level WC, wash hand basin, storage cupboards, walk-in shower enclosure. Underfloor heating.                                                                                               |
| Utility Room                 | 12' 0" x 9' 11" (3.66m x 3.03m) Rear aspect window. Sink with undercounter units. Space and plumbing for washing machine.                                                                                                                                                                      |
| Garage                       | 16' 9" x 9' 11" (5.11m x 3.03m) Electric roller door to front.                                                                                                                                                                                                                                 |
| First Floor Landing          | Doors to two bedrooms and shower room. Storage cupboard.                                                                                                                                                                                                                                       |
| Bedroom 1                    | 18' 9" x 10' 6" (5.72m x 3.21m) Rear aspect window. Various built-in wardrobes. Eaves storage.                                                                                                                                                                                                 |
| Bedroom 2                    | 12' 2" x 10' 7" (3.72m x 3.22m) Front aspect window.                                                                                                                                                                                                                                           |
| Shower Room                  | 5' 9" x 4' 10" (1.74m x 1.47m) Side aspect obscure window. Fitted in a modern suite comprising low level WC, wash hand basin and walk-in shower enclosure. Heated towel rail.                                                                                                                  |
| Outside                      | To the front of the property is an area of lawn with a block paved driveway leading to a single garage. A side access gate leads to the rear garden. To the rear is a private and fully enclosed garden laid to lawn, patio and gravel sections with various mature shrubs and flower borders. |



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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 £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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