



GIBBINS RICHARDS 
Making home moves happen

82 Durleigh Road, Bridgwater TA6 7JF
£395,000

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A very well presented and extended 1930s semi-detached home located in the favoured west side of Bridgwater. The accommodation includes; storm porch, entrance hall, living room, extended sitting/dining room, re-fitted kitchen with integrated appliances, three first floor bedrooms, re-fitted bathroom suite, front and rear gardens, garage and driveway to rear.

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

An internal viewing is strongly recommended to fully appreciate this well presented semi-detached home which benefits from a ground floor extension, re-fitted kitchen and bathroom as well as recently laid carpets. The Agents understand that there is a previous planning consent for a loft conversion in 2019.

The property is located in a favoured area within walking distance to Haygrove Secondary School as well as popular primary schools to include St Josephs and St Marys Schools. The town centre is under one mile distant which provides a host of facilities, whilst the picturesque Quantock Hills is within a short drive away.

SPACIOUS 1930s HOME
LIVING ROOM
EXTENDED SITTING/DINING ROOM
KITCHEN WITH INTEGRATED APPLIANCES
THREE FIRST FLOOR BEDROOMS
RE-FITTED BATHROOM
FRONT & REAR GARDENS
GARAGE / DRIVEWAY
GAS CENTRAL HEATING
NEWLY LAID CARPETS
FULLY DOUBLE GLAZED



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Entrance Hall
Living Room

Stairs to first floor.
13' 6" x 12' 5" (4.11m x 3.78m) Double glazed bay window to front aspect. Feature fireplace with a living flame gas fire.

Sitting/Dining Room

18' 8" x 9' 8" (5.69m x 2.94m) with access to the garden.

Kitchen

14' 5" x 7' 5" (4.39m x 2.26m) Re-fitted with an attractive range of floor and wall cupboard units, incorporating built-in double oven, microwave, fridge/freezer, induction hob, washing machine. Understairs storage/pantry. Double glazed door to outside.

First Floor Landing
Bedroom 1

With loft access.
13' 6" x 9' 0" (4.11m x 2.74m) with wall to wall fitted wardrobes. Double glazed bay window with attractive views.

Bedroom 2

12' 5" x 9' 5" (3.78m x 2.87m) wall to wall fitted wardrobes including gas fired central heating boiler.

Bedroom 3

8' 0" x 7' 5" (2.44m x 2.26m)

Bathroom

7' 5" x 6' 11" (2.26m x 2.11m) Re-fitted in a modern suite.

Outside

To the front of the property there are steps leading up to a long front garden with side gated access to the rear garden. The rear garden is laid to patio, lawn and sun deck and access door to a single garage.

Single Garage

Roller door to front. Light and power. A driveway to the front allows for off parking for up to two vehicles.



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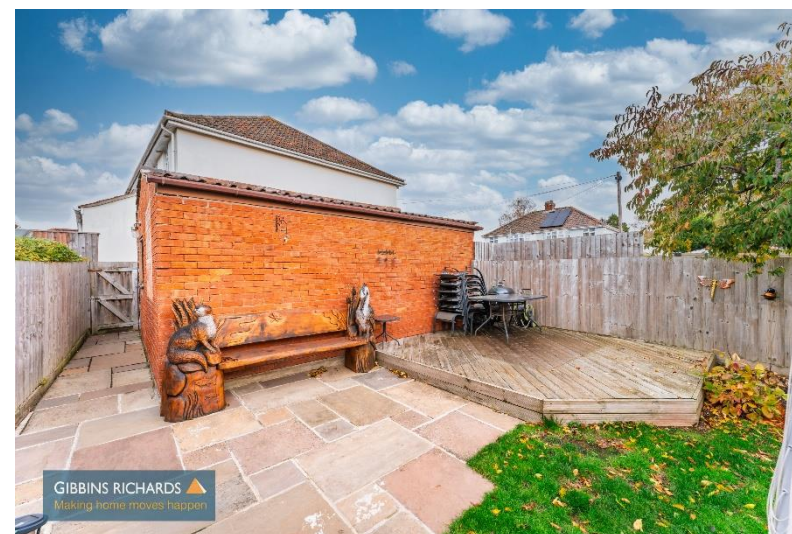
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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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