



GIBBINS RICHARDS   
Making home moves happen

10 Durleigh Road, Bridgwater TA6 7EX  
£485,000

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An immaculately presented four bedroom semi-detached Victorian house on the ever popular Durleigh Road with the addition of a one bedroom Annexe. The property itself is warmed by mains gas fired central heating, multiple off road parking to the rear, views over St Matthews Field to the front and is within walking distance to local shops and amenities. The accommodation comprises in brief; entrance porch, entrance hall, kitchen/dining room, sitting room and cloakroom. To the first floor are two bedrooms and family bathroom and two further bedrooms can be found on the second floor. External utility area. Externally to the front is an enclosed front garden with path leading to front door and Annexe. The Annexe comprises in brief; entrance hall, shower room, kitchen, inner hallway/dining area, double bedroom and sitting room.

Tenure: Freehold

Energy Rating: E (House) / Energy Rating: D (Annexe)

Council Tax Band: D (House) / Council Tax Band: A (Annexe)

The property is located in a private position on 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.

STUNNING VICTORIAN PROPERTY  
POPULAR LOCATION  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
ONE BEDROOM ANNEXE  
MULTIPLE OFF ROAD PARKING  
EXTENSIVE ACCOMMODATION  
SEMI-DETACHED  
VIEWS TO FRONT  
GAS CENTRAL HEATING



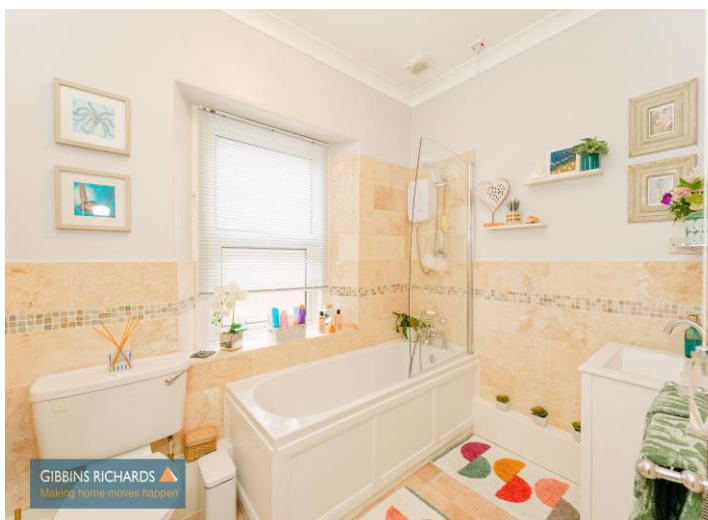


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Entrance Porch	Doors to garden and;
Main Hallway	Stairs to first floor. Doors to sitting, kitchen/dining room and cloakroom.
Cloakroom	7' 10" x 5' 3" (2.4m x 1.6m) (max) Low level WC and wash hand basin.
Kitchen/Dining Room	('L' shaped) 16' 9" x 10' 10" (5.1m x 3.3m) rear aspect window leading into galley area - 11' 6" x 4' 3" (3.5m x 1.3m) side aspect window. Space and plumbing for dishwasher.
Sitting Room	18' 1" x 15' 5" (5.5m x 4.7m) Front aspect bay window. Feature fireplace.
First Floor Landing	Stairs continuing to second floor. Doors to two bedrooms and family bathroom. Storage cupboard - 7' 10" x 3' 3" (2.4m x 1.m).
Bedroom 1	17' 5" x 15' 9" (5.3m x 4.8m) Front aspect window. Feature fireplace. Built-in wardrobe - 7' 7" x 3' 11" (2.3m x 1.2m).
Bedroom 2	17' 1" x 11' 10" (5.2m x 3.6m) Dual rear aspect windows. Feature fireplace. Built-in wardrobe.
Bathroom	8' 2" x 6' 3" (2.5m x 1.9m) Side aspect obscure window. Fitted in a three piece suite comprising low level WC, wash hand basin and bath with overhead electric shower.
Second Floor Landing	Side aspect sky light window. Doors to two bedrooms.
Bedroom 3	15' 9" x 9' 6" (4.8m x 2.9m) Front aspect window. Storage cupboards.
Bedroom 4	11' 6" x 9' 2" (3.5m x 2.8m) Dual rear aspect windows. Storage cupboards.
Outside	Private and enclosed rear garden with steps leading down to the Annexe. Parking to the rear of the property for multiple vehicles. The garden is laid to lawn with patio and decking areas. Storage shed. Rear access gate.
Utility Area	11' 2" x 3' 11" (3.4m x 1.2m) Space and plumbing for washing machine. Power and lighting. Gas boiler.
<b>Annex</b>	
Entrance Hall	Doors to shower room and kitchen. Storage cupboard.
Shower Room	5' 11" x 4' 7" (1.8m x 1.4m) Rear aspect obscure window. Fitted in a three piece suite comprising; low level WC, wash hand basin and shower enclosure.
Kitchen	11' 10" x 6' 3" (3.6m x 1.9m) Space for oven and fridge. Window to sitting room.
Inner Hall/Dining Area	8' 6" x 6' 7" (2.6m x 2.m) Built-in storage cupboards. Doors to bedroom and sitting room.
Bedroom	10' 6" x 7' 3" (3.2m x 2.2m) Rear aspect window. Storage cupboard.
Sitting Room	17' 1" x 15' 1" (5.2m x 4.6m) Front aspect bay window with doors to garden,



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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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## ANNEX ACCOMMODATION



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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