



GIBBINS RICHARDS 
Making home moves happen

31 Halesleigh Road, Bridgwater TA6 7DX
£225,000

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End terrace house * Rear courtyard garden * Walking distance to town centre *

A spacious three bedroom end terrace home with loft room located within easy access to the town centre. The accommodation comprises in brief; entrance hall, sitting room, dining room, well equipped kitchen, utility room with WC. To the first floor are three bedrooms and family bathroom and a loft room is located on the second floor with eaves storage. Private and fully enclosed courtyard garden. The property is warmed by mains gas fired central heating.

The property is within easy walking distance to Bridgwater's town centre, which offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

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

Total floor area - 1304 sq.ft. (121.2 sq.m.) approx.

West side location

End terrace house

Rear access to courtyard garden

Walking distance to town centre

Three bedrooms & loft room

First floor bathroom

Gas central heating





Entrance Hall	11' 3" x 3' 0" (3.43m x 0.91m) Stairs to first floor.
Dining Room	12' 5" x 12' 5" (3.78m x 3.78m) Rear aspect window. Feature open fireplace. Open archway through to;
Sitting Room	13' 1" x 12' 1" (3.98m x 3.68m) Side aspect window and front aspect bay window.
Kitchen	15' 4" x 9' 11" (4.67m x 3.02m) (max) Rear and side aspect windows. Fitted with a range of units to base and wall. Understairs storage cupboard.
Utility Room	12' 8" x 4' 8" (3.86m x 1.42m) Double doors to rear garden. Door to;
WC	Low level WC.
First Floor Landing	Doors to three bedrooms and family bathroom.
Bedroom 1	15' 7" x 11' 3" (4.75m x 3.43m) Front aspect window.
Bedroom 2	11' 10" x 10' 1" (3.60m x 3.07m) Rear aspect window.
Bedroom 3	7' 2" x 7' 1" (2.18m x 2.16m) Side aspect window.
Bathroom	9' 11" x 5' 5" (3.02m x 1.65m) Rear aspect obscure window. Low level WC, wash hand basin and 'P' shaped bath with overhead shower. Cupboard housing the 'Vaillant' gas central heating boiler.
Loft Room	14' 1" x 12' 3" (4.29m x 3.73m) Two Velux windows. Eaves storage and further storage cupboards.



GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.

FIRST FLOOR
473 sq.ft. (44.0 sq.m.) approx.

SECOND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.2 sq.m.) approx.

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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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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