



GIBBINS RICHARDS 
Making home moves happen

1 Duchess Close, Bridgwater TA6 3SE
£269,950

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*** Three bedroom linked detached house * Garage & Parking * No onward chain ***

This spacious three bedroom linked detached house is located in a popular area to the north/west side of Bridgwater and close to local shops and amenities. The accommodation in brief comprises; entrance hall, ground floor WC, sitting room with access to the conservatory, kitchen and separate dining room. To the first floor are three bedrooms (master with en-suite shower room) and family bathroom.

The property also benefits from gas central heating, UPVC double glazing, fully enclosed rear garden, secure off-road parking and single garage.

Situated on the popular 'NDR' development within walking distance to the town centre and within easy commute to Hinkley Point. The property would make an ideal family home. Bridgwater town itself provides 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: C / Council Tax Band: C

Total floor area - 1133 sq.ft (105.3 sq.m.) approx.

No onward chain

Three bedroom linked detached house

Gas central heating

Fully double glazed

Conservatory

Fully enclosed rear garden

Garage / Off road parking

Ground floor WC / family bathroom / en-suite shower room

Sitting room & separate dining room



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Entrance Hall
 WC

Stairs to first floor.
 4' 10" x 4' 8" (1.48m x 1.42m) Front aspect
 obscure window. Low level WC and wash hand
 basin.

Sitting Room

15' 11" x 9' 11" (4.85m x 3.01m) Front aspect
 window and French doors into;

Conservatory

15' 3" x 9' 4" (4.64m x 2.85m) Doors to rear
 garden.

Kitchen

15' 9" x 7' 10" (4.80m x 2.38m) Rear aspect
 window. Fitted in a range of eye and low level
 units with integrated oven and hob. Space and
 plumbing for washing machine. Understairs
 storage cupboard, opening into;

Dining Room

9' 7" x 8' 2" (2.93m x 2.48m) Front aspect
 window. Rear aspect window. Doors to three
 bedrooms and family bathroom.

First Floor Landing

Bedroom 1

13' 1" x 11' 0" (3.98m x 3.35m) Front aspect
 window. Door to;

En-Suite Shower Room

6' 7" x 4' 3" (2.0m x 1.29m) Side aspect obscure
 window. Low level WC, wash hand basin and
 enclosed shower cubicle.

Bedroom 2

11' 0" x 9' 11" (3.35m x 3.01m) Front aspect
 window. Fitted wardrobes.

Bedroom 3

7' 2" x 6' 7" (2.19m x 2.00m) Rear aspect
 window.

Bathroom

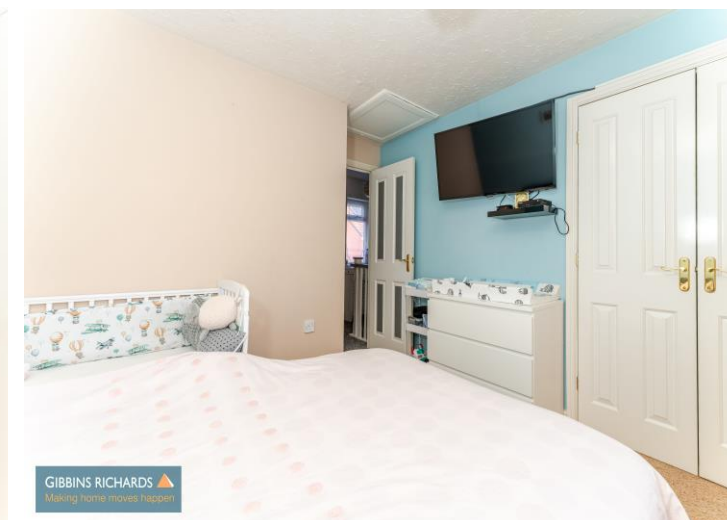
6' 7" x 5' 5" (2.00m x 1.64m) Rear aspect
 obscure window. Low level WC, wash hand
 basin and bath with overhead shower.

Outside

To the front of the property is an area of
 gravel with path leading to the front door. To
 the side of the property double gates lead
 through to the fully enclosed garden and
 parking area in front of the SINGLE GARAGE.
 Beyond the parking area are sections of lawn,
 gravel and patio.



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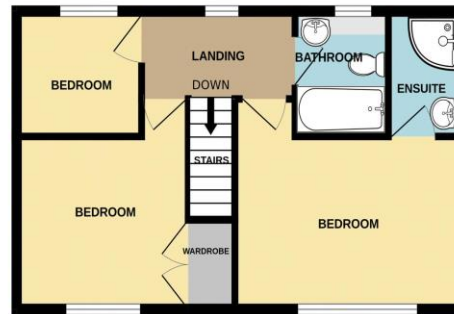


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GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



FIRST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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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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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