



1 Duchess Close, Bridgwater – TA6 3SE
£245,000

GIBBINS RICHARDS 
sales and lettings

1 Duchess Close

Bridgwater

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

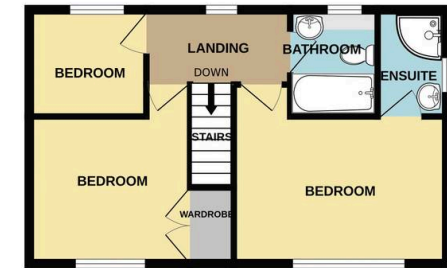
EPC Environmental Impact Rating: C

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

GROUND FLOOR
736 sq.ft. (68.3 sq.m.) approx.



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



TOTAL FLOOR AREA: 1134 sq.ft. (105.4 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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