



GIBBINS RICHARDS 
Making home moves happen

21 Hawkridge Road, Bridgwater TA6 7NE

£284,000

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Situated in the sought after 'Durleigh' area on Bridgwater's west side, this spacious two bedroom semi-detached bungalow is offered for sale with NO ONWARD CHAIN. Internally the accommodation is well presented, fully UPVC double glazed, warmed by mains gas fired central heating and also benefits from a re-fitted kitchen and sanitary fittings. The internal accommodation comprises in brief; central entrance hall, spacious sitting room, kitchen/breakfast room, two double bedrooms and re-fitted bathroom. Externally there is a garage and off road parking to the front and good size well tended garden to the rear.

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

The property is situated in a highly sought after residential location on the west side of Bridgwater and within easy access to the town centre. Bridgwater 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.

NO ONWARD CHAIN
TWO DOUBLE BEDROOMS
GARAGE / OFF ROAD PARKING
SOUGHT AFTER WEST SIDE LOCATION
EXCELLENT CONDITION THROUGHOUT
MODERN RE-FITTED KITCHEN & SANITARY FITMENTS
FULL UPVC DOUBLE GLAZING
MAINS GAS FIRED CENTRAL HEATING
WELL TENDED GOOD SIZE REAR GARDEN
EASY ACCESS TO TOWN CENTRE



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Entrance Hall

8' 2" x 3' 8" (2.49m x 1.12m) Hatch to loft.
 Digital controls for central heating.

Sitting Room

17' 2" (5.23m) into bay x 14' 8" (4.47m) Dual
 aspect windows to front and side. Feature
 fireplace with a gas fire.

Kitchen/Diner

14' 0" x 11' 2" (4.26m x 3.40m) (max) Rear
 aspect window and French doors to garden.
 Fitted with a modern range of gloss fronted eye
 and low level units with integrated electric oven,
 four ring gas hob over with extractor fan and
 light over.

Bedroom 1

12' 10" x 10' 10" (3.91m x 3.30m) Front aspect
 window.

Bedroom 2

11' 3" x 10' 10" (3.43m x 3.30m) Rear aspect
 windows and double opening French doors to
 garden.

Bathroom

6' 10" x 5' 4" (2.08m x 1.62m) Rear aspect
 obscure window. Fitted with a modern white
 suite comprising over size bath with shower
 attachment and glass shower screen, low level
 WC and wash hand basin with vanity unit under.
 To the front of the property there is a side
 driveway providing multiple off road parking in
 front of the garage together with an area of
 lawn. To the rear is a fully enclosed and private
 garden with paved patio immediately adjacent to
 the property. The garden is well stocked with
 established plants, shrubs, trees and vegetable
 patch.

Outside

Garage

15' 11" x 8' 1" (4.85m x 2.46m) cold water
 tap, light and power, window to rear



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GROUND FLOOR



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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