



GIBBINS RICHARDS 
Making home moves happen

22 Hamp Brook Way, Bridgwater TA6 6JZ
£209,950

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Extended living space | Open plan kitchen/diner | Parking to rear

A superbly extended three bedroom home with open plan living, rear parking and far-reaching hill views. The property has been thoughtfully extended to the rear, creating a fantastic open plan kitchen/dining space ideal for modern living and entertaining, with the added benefit of a separate pantry and a bright garden room overlooking the rear garden. A downstairs cloakroom adds further practicality. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys a good size rear garden with a pleasant outlook, along with double gates providing access to off road parking at the rear. There is also an additional outside store, ideal for storage.

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

The property is located within easy access to local shops and amenities and within close proximity to Bridgwater's town centre. Bridgwater itself 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.

Total floor area – 989 sq.ft (91.9 sq.m) approx.

Extended three bedroom home

Open plan kitchen/dining space

Separate pantry

Garden room to the rear

Downstairs cloakroom

Good size rear garden with hill views

Double gates with rear access parking

Additional outside store

Popular residential location





Entrance Porch

Cloakroom

4' 11" x 2' 7" (1.5m x 0.8m) Front aspect obscure window. Low level WC and wash hand basin.

Living Room

18' 4" x 12' 10" (5.6m x 3.9m) Front aspect window. Stairs rising to first floor.

Kitchen/Diner

15' 5" x 10' 10" (4.7m x 3.3m) Sliding door into sun room. Floor and wall mounted units. Space and plumbing for washing machine. Central island.

Pantry

6' 11" x 6' 3" (2.1m x 1.9m) Rear aspect window. Door to;

Garden Room

9' 5" x 6' 11" (2.88m x 2.12m) French doors to garden

First Floor Landing

Doors to three bedrooms and family bathroom. Airing cupboard. Hatch to loft.

Bedroom 1

13' 9" x 8' 6" (4.2m x 2.6m) Rear aspect window.

Bedroom 2

11' 10" x 8' 6" (3.6m x 2.6m) Front aspect window. Built-in wardrobes.

Bedroom 3

9' 10" x 6' 7" (3.0m x 2.0m) Rear aspect window.

Family Bathroom

6' 7" x 6' 3" (2.0m x 1.9m) Front aspect obscure window. Low level WC, wash hand basin and bath with overhead electric shower.

Outside

To the front is small area of garden with walkway leading to front door. To the rear is a private and fully enclosed garden with rear access gate leading to parking. Outside store.





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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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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