



GIBBINS RICHARDS   
Making home moves happen

59 Tudor Way, Bridgwater TA6 6UE

£325,000

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\* Detached house \* Popular location \* Garage & Parking

A spacious detached family home located in the popular area on the southern outskirts of the town centre. The accommodation includes; entrance hall with access to garage, cloakroom, spacious sitting/dining room, well equipped kitchen, large conservatory addition, four first floor bedrooms and bathroom. Ample off road parking, fully enclosed rear garden.

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

This spacious detached family home boasts a very large conservatory addition which opens into a fully enclosed garden which is not overlooked from its rear boundary. The accommodation provides a spacious sitting/dining room, downstairs cloakroom, direct access to garage from hallway as well as a comprehensively fitted kitchen with built-in appliances.

Tudor Way is situated on the popular 'Wills Estate' on the southern outskirts of Bridgwater within close proximity to Junction 24 of the M5 motorway. Bridgwater town centre which boasts a wide and comprehensive range of facilities is under one mile distant.

Total floor area - 1461 sq.ft (135.7 sq.m) approx.

Spacious family home

Popular location

Well equipped kitchen

Large conservatory addition

Four generous size bedrooms

Enclosed rear garden

Ample off road parking

Integral garage

Gas central heating





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Entrance Hall  
Cloakroom  
Sitting/Dining Room  
Kitchen  
Conservatory  
First Floor Landing  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bathroom  
Outside

Stairs to first floor. Door to garage.  
WC and wash hand basin.  
22' 10" x 11' 2" (6.95m x 3.40m) with mock fireplace containing a living flame gas fire. Double glazed bay window. Access to conservatory.  
14' 8" x 7' 8" (4.47m x 2.34m) Comprehensively fitted with an extensive range of floor and wall cupboard units with various built-in appliances to include integrated dishwasher, fridge/freezer unit, Neff oven and gas hob. Door to;  
26' 2" x 15' 0" (7.97m x 4.57m) reducing to 8' 8" (2.64m) with two roof vents and access to garden.  
Access to loft space via a pull down ladder.  
11' 10" x 11' 5" (3.60m x 3.48m)  
13' 8" x 10' 10" (4.16m x 3.30m) with two double wardrobes.  
12' 5" x 7' 6" (3.78m x 2.28m)  
10' 10" x 7' 2" (3.30m x 2.18m) with over stairs storage.  
7' 8" x 7' 6" (2.34m x 2.28m) including jacuzzi bath with mains fed shower.  
Driveway allowing parking for two/three vehicles which in part leads to an **integral garage** - 16' 5" x 8' 5" (5.00m x 2.56m) with light, power, gas fired boiler, sink unit and plumbing for washing machine. The rear garden is fully enclosed with level lawn, sun deck, further decking section, concrete base for small shed, raised rear bank border. The garden itself is not overlooked from its rear boundary.



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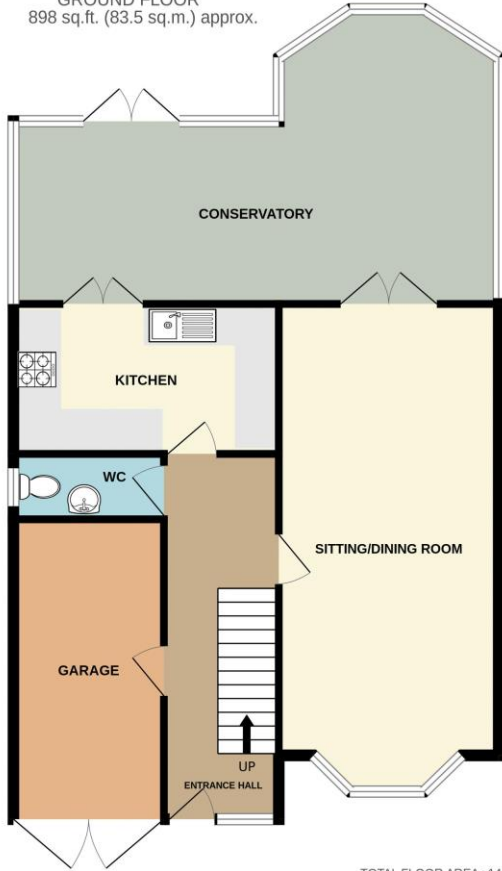


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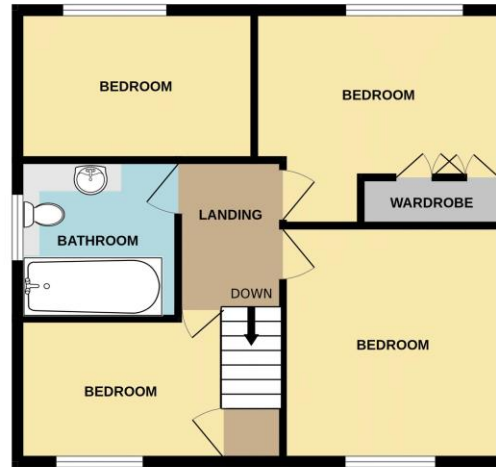


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GROUND FLOOR  
898 sq.ft. (83.5 sq.m.) approx.



FIRST FLOOR  
562 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 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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