



GIBBINS RICHARDS 
sales and lettings

1 Duchess Close, Bridgwater TA6 3SE
£259,000

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Making home moves happen

*** 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.

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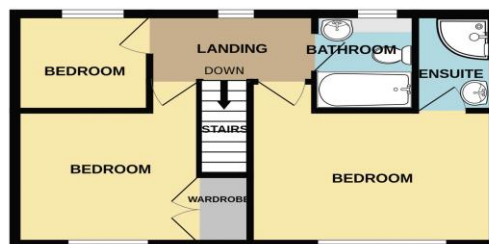
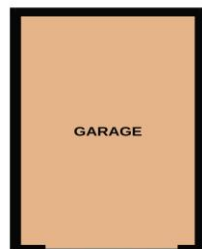
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GROUND FLOOR
736 sq.ft. (68.3 sq.m.) approx.

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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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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