



GIBBINS RICHARDS 
sales and lettings

30 Durleigh Road, Bridgwater TA6 7HU

£415,000

GIBBINS RICHARDS 
Making home moves happen

* Spacious and versatile accommodation * Sought after location * Overlooking local green *
Three receptions * Five bedrooms *

This substantial Victorian home provides spacious and flexible accommodation which is contained on three floors. The accommodation in brief comprises; three reception rooms, fitted kitchen, downstairs cloakroom, whilst to the first floor there are three bedrooms including bathroom containing a separate shower enclosure as well as a separate cloakroom. Whilst to the second floor there are two further double bedrooms.

The property is set in mature gardens with access from the rear garden to a most useful large workshop. The property is located in the sought after location overlooking recreation field with attractive views from the first and second floor level over the picturesque 'Quantock Hills'. The property is close to Bridgwater Cricket Club and the bowls centre and is within half a mile of the town centre itself, which offers a wealth of shopping and leisure facilities. Local educational facilities are in walking distance including St Josephs primary school as well as Haygrove secondary school.

Tenure: Freehold
Energy Rating: TBC
Council Tax Band: E

Total floor area - 1909 sq.ft. (177.3 sq.m.) approx.

Substantial Victorian home

Spacious and versatile accommodation contained on three floors

Three reception rooms / Five bedrooms

Two cloakrooms / Bathroom with separate shower

Mature gardens

Pleasant outlook / Sought after location

Gas central heating

Period features



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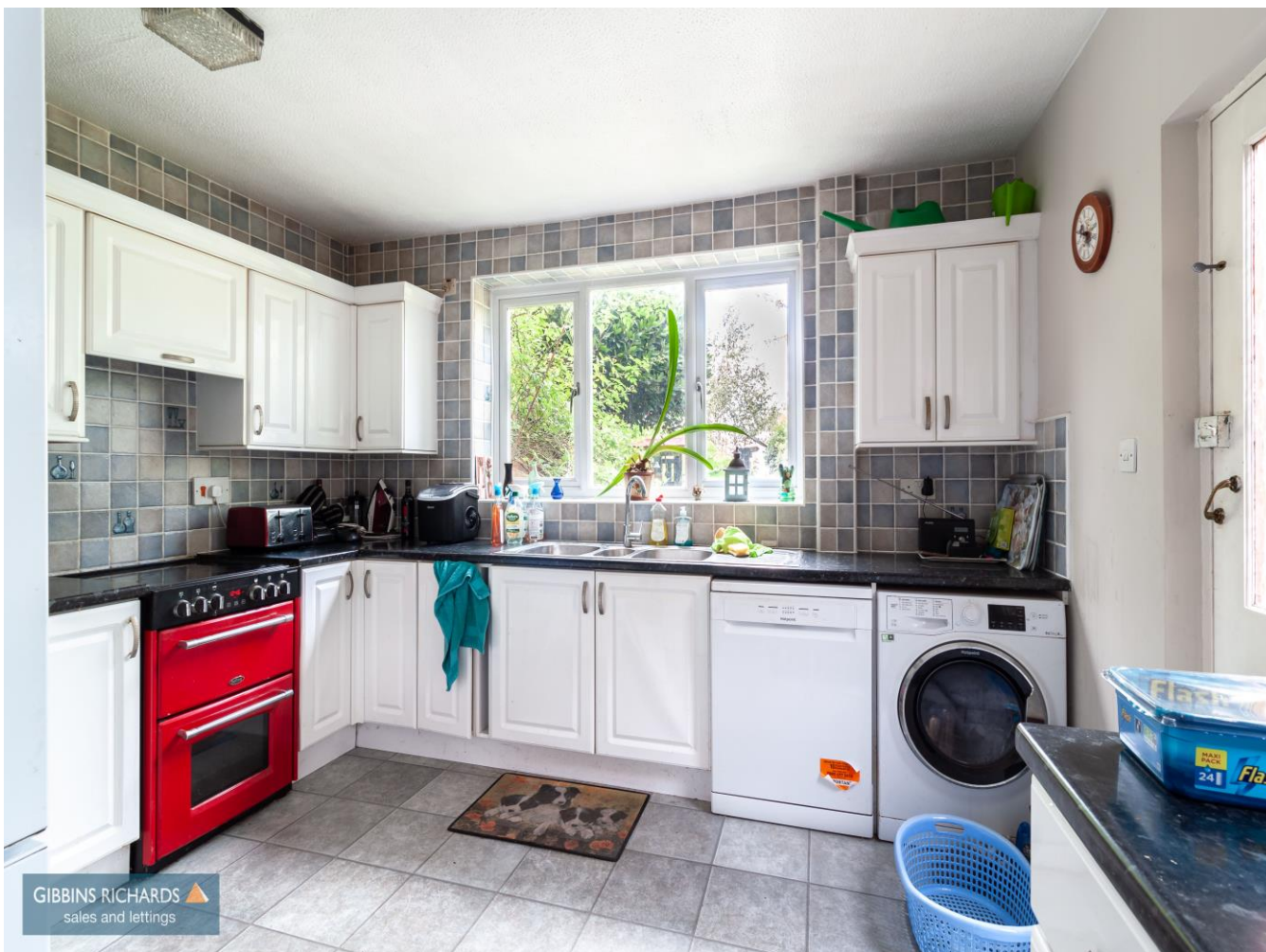
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Entrance Lobby
Reception Hallway
Cloakroom
Sitting Room

Dining Room

Breakfast Room
Kitchen
First Floor Landing
Bathroom

Cloakroom
Main Landing
Bedroom 1

Bedroom 2

Bedroom 3

Second Floor Landing
Bedroom 4

Bedroom 5
Outside

Door to;
Understairs storage.
WC and wash hand basin.
16' 0" x 14' 5" (4.87m x 4.39m) bay window to front aspect.
16' 11" x 13' 2" (5.15m x 4.01m) French doors to garden.
11' 10" x 9' 8" (3.60m x 2.94m)
11' 8" x 10' 11" (3.55m x 3.32m) Access to garden.
(rear) walk-in airing cupboard/storage room.
10' 0" x 8' 6" (3.05m x 2.59m) containing 'Jacuzzi' bath, wash basin, WC, bidet and shower enclosure.
WC and wash hand basin.
16' 11" x 12' 2" (5.15m x 3.71m) Built-in wardrobes and storage.
16' 0" x 11' 2" (4.87m x 3.40m) overlooks the park with fitted wardrobes and storage.
12' 5" x 7' 8" (3.78m x 2.34m) overlooking the park.
Large storage cupboard.
19' 6" x 10' 6" (5.94m x 3.20m) with attractive outlook.
13' 0" x 11' 5" (3.96m x 3.48m)
To the front of the property, there is a fully enclosed garden with mature shrubs, plants and monkey puzzle tree. The rear garden is fully enclosed with courtyard area, paved patio section, level lawn, mature border of shrubs and plants. Access to a workshop/store - 20' 0" x 13' 10" (6.09m x 4.21m) as well pedestrian door leading to a rear shared access point.



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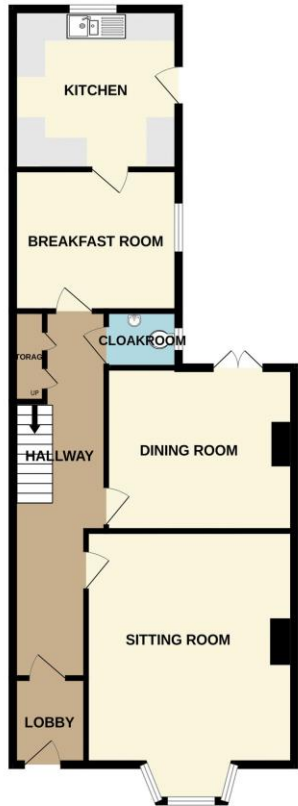


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GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



2ND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1909 sq.ft. (177.3 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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

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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