



GIBBINS RICHARDS 
Making home moves happen

45 Pyrland Walk, Bridgwater TA6 7PF
£275,000

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Sought after Durleigh development * Three bedrooms * Semi-detached house * No chain *
Useful inner walkway boot room/utility space

In need of some modernisation, this charming three-bedroom semi-detached property is perfectly positioned within the sought-after west-side 'Durleigh' development. Set in a quiet cul-de-sac, the home offers a peaceful yet convenient setting, making it an ideal choice for families, first-time buyers, or anyone looking to create a personalised family residence.

The property features off-road parking, a single garage. The home offers significant potential to modernise and put your own stamp on a much-loved family property. Occupying a prime west-side location, the property enjoys easy access to frequent bus routes along the main Holford Road, ensuring excellent connectivity for commuting or leisure travel. The cul-de-sac setting provides a quiet, safe environment, perfect for children and family life.

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

Total floor area - 1244 sq.ft (115.6 sq.m) approx.

No onward chain

Three bedrooms / Semi-detached house

Ideal family home

Good size front aspect living room

Open plan kitchen/diner

Useful utility/boot room extension

Rear garden laid for ease of maintenance

Newly re-fitted gas boiler

Highly desirable location



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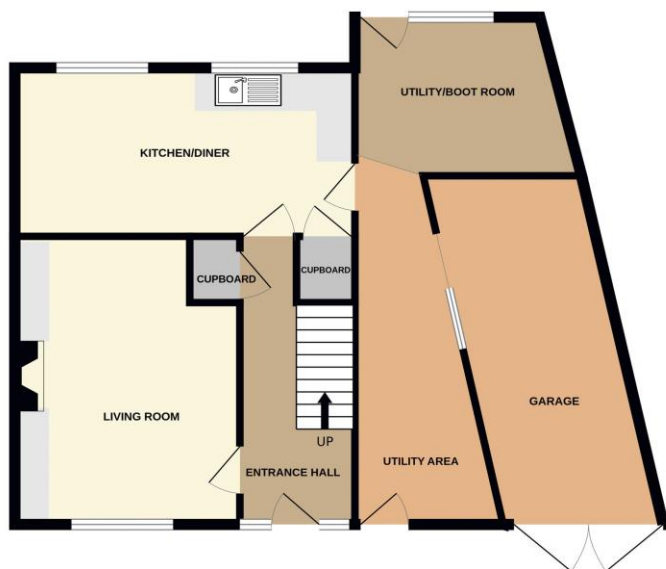
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Reception Hall	15' 4" x 5' 11" (4.67m x 1.80m) Staircase to first floor, understairs storage cupboard.
Living Room	14' 11" x 11' 8" (4.54m x 3.55m) Front aspect window. Feature electric fire.
Kitchen/Diner	18' 2" x 8' 11" (5.53m x 2.72m) Two rear aspect windows, door to boot room. Finished with a range of units to base and wall, space for cooker and washing machine. Access to;
Utility/Boot Room	27' 10" x 11' 2" (8.48m x 3.40m) maximum. 'L' shaped space. Rear aspect window, door to garden. Opening into garage. .
First Floor Landing	9' 6" x 5' 11" (2.89m x 1.80m) Side aspect window. Airing cupboard. Access to loft space.
Bedroom 1	11' 9" x 9' 11" (3.58m x 3.02m) Front aspect window.
Bedroom 2	12' 5" x 11' 11" (3.78m x 3.63m) maximum. Rear aspect window.
Bedroom 3	8' 4" x 7' 11" (2.54m x 2.41m) Front aspect window. Cupboard housing housing gas boiler.
Shower Room	Two rear aspect windows. Double width shower enclosure, low level WC, pedestal wash hand basin.
Outside	A slate shingles frontage and tarmac driveway leading to the garage with electric roller door. Access via covered walkway boot room to the rear garden. The rear garden is fully enclosed with slate shingle, patio area with garden shed.



GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



FIRST FLOOR
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 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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