



GIBBINS RICHARDS 

12 Springfield Avenue, Bridgwater TA6 7JA

£415,000

GIBBINS RICHARDS   
Making home moves happen



**AVAILABLE WITH NO CHAIN!** An imposing detached property located in a sought after residential area off Durleigh Road boasting a generous size rear garden with swimming pool. Gas centrally heated accommodation provides entrance porch, hallway, downstairs WC, sitting room, separate dining room, fitted kitchen, double glazed conservatory, three first floor bedrooms and family bathroom. Driveway, garage with access to a further garage, long rear garden and brick built summerhouse.

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

Springfield Avenue is a small cul-de-sac located off Haygrove Road on the popular west side of Bridgwater. The popular Haygrove Secondary School is within a short walk, whilst Bridgwater town centre is under one mile distant and the picturesque Quantock Hills are within easy reach. The property itself provides generous size accommodation boasting a 120' long rear garden containing a heated swimming pool, two garages and a most useful brick built summerhouse with light and power.

DESIRABLE LOCATION  
THREE BEDROOM DETACHED HOUSE  
120' REAR GARDEN WITH SWIMMING POOL & SUMMERHOUSE  
GAS CENTRAL HEATING  
FULLY DOUBLE GLAZED  
TWO GARAGES  
OFF ROAD PARKING  
WALKING DISTANCE TO TOWN CENTRE  
NO ONWARD CHAIN







Entrance Porch

Entrance Hall

Sitting Room

Dining Room

Conservatory

Kitchen

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

Outside

With cloak/storage cupboard.

With understairs cloakroom with WC and wash basin. 16' 6" x 15' 5" (5.03m x 4.70m) with marble fireplace, double glazed bay window.

14' 0" x 12' 0" (4.26m x 3.65m) Fireplace surround, patio doors to conservatory.

13' 10" x 11' 10" (4.21m x 3.60m)

10' 5" x 10' 6" (3.17m x 3.20m) Accessed off hall. With built-in appliances to include double oven, ceramic hob, pantry cupboard and double glazed door to outside.

Loft access, Large storage cupboard. 15' 8" x 15' 5" (4.77m x 4.70m) to bay. Containing a corner shower enclosure.

14' 2" x 12' 0" (4.31m x 3.65m) Tiled fireplace.

8' 5" x 6' 0" (2.56m x 1.83m) with fitted shelving.

10' 3" x 8' 0" (3.12m x 2.44m) with corner bath, vanity wash basin, WC. Airing/linen cupboard containing hot water tank and gas central heating boiler.

Side pathway to front door and raised lawned garden with bordering shrubs. Side driveway leading to an attached GARAGE - 18' 0" x 8' 0" (5.48m x 2.44m) with light, power and double doors to courtyard and FURTHER GARAGE - 16' 0" x 9' 0" (4.87m x 2.74m) containing a filtration system for the swimming pool.

The rear garden is of a generous size - approximately 120' (36.55m) long, containing a heated swimming pool - 26' 3" x 13' 1" (8m x 4m) (approximately). Long lawned section with trellis screen and pathway leading to a most useful outbuilding/summerhouse - 22' 2" x 9' 5" (6.75m x 2.87m) with patio doors, fitted work tops, light and power.





GROUND FLOOR  
898 sq.ft. (82.4 sq.m.) approx.

1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.

SUMMERHOUSE  
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA: 1682 sq.ft. (156.2 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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