



69
DURLEIGH ROAD

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69 Durleigh Road, Bridgwater TA6 7JD

£495,000

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Making home moves happen

A superb example of a spacious family home located on Bridgwater's favoured west side. This impressive semi-detached house has been fully renovated in recent years and offers spacious well proportioned accommodation arranged over two storeys. The property is set in a good size plot with large private gardens to the side and rear and multiple off road parking and garage to the front. Internally, the accommodation is finished to a high standard throughout with quality kitchen and sanitary fittings, contemporary internal design giving the property a light and airy feel throughout. The internal accommodation comprises in brief; entrance hall, sitting room, second reception room, ground floor WC/shower room, dining/family room, kitchen and utility. A first floor galleried landing leads to four double bedrooms (master with en-suite shower room) and family bathroom.

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

The property is located in a private position on Durleigh Road which lies to the west of the town and within easy access to amenities. Bridgwater itself provides easy access to the M5 motorway at Juncitons 23 and 24 together with a mainline intercity railway station.

FOUR LARGE DOUBLE BEDROOMS
SOUGHT AFTER WEST SIDE LOCATION
MULTIPLE PARKING
GARAGE
LARGE PRIVATE REAR GARDEN
SUPERBLY PRESENTED THROUGHOUT
RE-FITTED KITCHEN & SANITARY FITMENTS
OWNED SOLAR PANELS





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Entrance Hall ('L' shaped) Stairs to first floor. Doors to sitting room, reception room. ground floor WC, kitchen, utility and garage. Door to cloak cupboard with alarm control.

WC/Shower Room 8' 1" x 3' 4" (2.46m x 1.02m) Three piece suite comprising low level WC, contemporary style wash hand basin with stand alone chrome tap and corner shower cubicle.

Second Reception Room 12' 2" x 11' 0" (3.71m x 3.35m) Front aspect window. Cast iron multi fuel stove.

Sitting Room 13' 0" x 12' 0" (3.96m x 3.65m) Front aspect window. Cast iron stove. Bi-folding double doors opening to;

Dining/Family Room 15' 5" x 9' 9" (4.70m x 2.97m) Tri-folding door to rear garden. Opening to kitchen. Multiple inset ceiling spot lights. Tiled flooring.

Kitchen 15' 2" x 12' 1" (4.62m x 3.68m) Rear aspect window. Fitted with a quality range of gloss fronted matching eye and low level units with integrated appliances.

Utility Room 10' 3" x 9' 9" (3.12m x 2.97m) Dual aspect windows to rear and side. Door providing access to the rear garden. Range of kitchen units. Hot water cylinder and electric fuse board.

Garage 21' 10" x 9' 3" (6.65m x 2.82m) Vehicular reinforced metal up and over door to the front. Pedestrian door to the side. Mains lighting and power. Solar panel control box.

First Floor Galleried Landing Doors to four bedrooms and bathroom. Hatch to loft. Velux window.

Bedroom 1 15' 10" x 12' 3" (4.82m x 3.73m) Front aspect window. Door to;

En-Suite Shower Room 8' 4" x 4' 2" (2.54m x 1.27m) Obscure window to side. Three piece suite comprising WC, contemporary wash hand basin with stand alone chrome mixer tap, fully enclosed shower cubicle with mirror fronted sliding doors.

Bedroom 2 12' 2" x 12' 0" (3.71m x 3.65m) Rear aspect window.

Bedroom 3 13' 1" x 10' 8" (3.98m x 3.25m) Dual aspect front and rear windows. Double built-in wardrobes.

Bedroom 4 12' 2" x 11' 1" (3.71m x 3.38m) Front aspect window.

Family Bathroom 10' 11" x 9' 1" (3.32m x 2.77m) Obscure rear aspect window. Four piece suite, double sink unit, low level WC, stand alone bath and oversize enclosed shower cubicle.

Outside The section immediately to the rear which is predominantly laid to patio with a decked seating area - measures approximately - 32' (9.75m) in depth. There is also a brick built store sheds. The entire width of the garden is approximately - 86' (26.19m) with the majority of it being laid to the side which is lawned. The garden is enclosed by timber fencing, mature hedgerows and mature trees. Pedestrian gate leading to the front. Outside lighting and power sockets. Outside tap. To the front of the property is a driveway providing multiple off road parking and leading to SINGLE GARAGE. Timber five bar double gates.



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GROUND FLOOR
1206 sq.ft. (112.0 sq.m.) approx.



1ST FLOOR
921 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA: 2127 sq.ft. (197.6 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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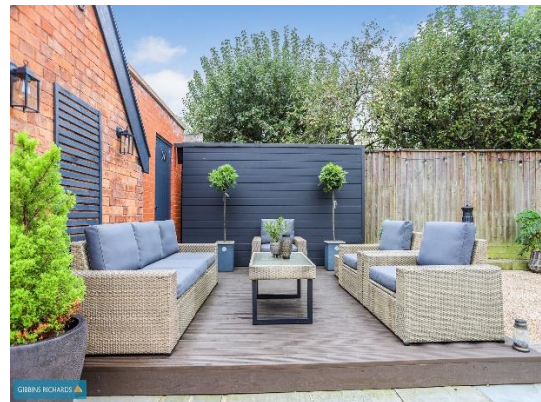
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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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