



GIBBINS RICHARDS 

9 White Tail Drive, Bridgwater TA6 7DE
Offers in the Region Of £300,000

GIBBINS RICHARDS 
Making home moves happen

A superbly presented three bedroom detached property occupying a choice position with a larger than average south facing rear garden boasting views over the Quantock Hills, 2 car side driveway and detached garage. The accommodation includes; entrance hall, downstairs cloakroom, sitting room, well equipped kitchen/dining room, three first floor bedrooms including en-suite shower room and separate bathroom.

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

Constructed in 2020, to a pleasing design this detached property occupies a cul-de-sac position and boasts a larger than average rear garden for this house type with views from the south facing rear garden towards the picturesque Quantock Hills. The property is located on the sought after 'Durleigh Gardens' development which is within close proximity to the 'Meads Eco Park' as well as being within walking distance of the sought after Haygrove Secondary School. The town centre itself is under one mile distant and boasts a wide and comprehensive range of facilities as well as access to the M5 motorway and railway station.

POPULAR DURLEIGH GARDENS
MODERN DETACHED HOME
THREE FIRST FLOOR BEDROOMS
CLOAKROOM / FAMILY BATHROOM / EN-SUITE SHOWER ROOM
FULLY DOUBLE GLAZED
GAS FIRED CENTRAL HEATING
WALKING DISTANCE TO LOCAL AMENITIES
DRIVEWAY / SINGLE GARAGE
IDEAL FAMILY HOME
LARGER THAN AVERAGE REAR GARDEN





Entrance Hall
Cloakroom
Sitting Room
Kitchen/Dining Room

Stairs to first floor. Understairs storage cupboard. WC and wash basin.
13' 0" x 11' 2" (3.96m x 3.40m)
18' 5" x 10' 8" (5.61m x 3.25m) Well equipped with various integrated appliances including double oven, four burner gas hob, AEG appliances to include fridge/freezer units and dishwasher unit. Double glazed patio doors to rear garden.

First Floor Landing
Bedroom 1
En-Suite Shower Room
Bedroom 2
Bedroom 3

Loft access via pull down ladder. Airing cupboard.
11' 8" x 9' 0" (3.55m x 2.74m)

12' 2" x 8' 10" (3.71m x 2.69m)
9' 0" x 6' 2" (2.74m x 1.88m) Deep wardrobe/storage cupboard.

Bathroom

8' 5" x 5' 10" (2.56m x 1.78m) Panelled bath, electric shower unit with Mira Sport shower, wash basin, WC and towel radiator.

Outside

Side driveway for two cars leading to a GARAGE - 18' 0" x 10' 0" (5.48m x 3.05m) with light and power. Side gate leading to the rear garden which is above average in size and benefits from attractive views towards the picturesque Quantock Hills. The garden is laid to patio and lawn with a two tier decking section and plumbing for a hot tub.

AGENTS NOTE

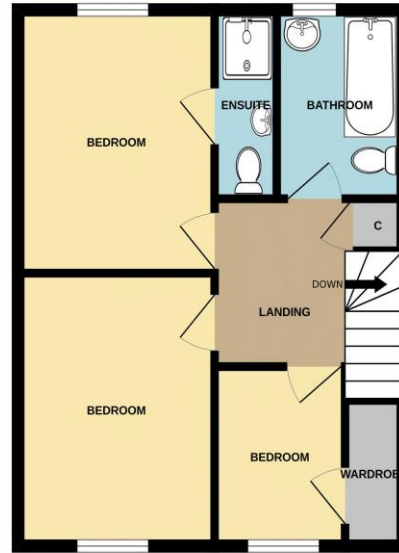
This property is subject to an annual fee of approximately £198.13 payable to Belmont Property Management towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 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.



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 £30 + VAT (£36) 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.