



GIBBINS RICHARDS 

14 Fallow View Road, Durleigh Gardens, Bridgwater TA6 7DB

Guide Price £400,000

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Making home moves happen

A beautifully presented detached home providing spacious and versatile accommodation on three floors. The property boasts a most pleasant outlook to the front elevation across the 'Meads Eco Park' towards the picturesque Quantock Hills. The accommodation consists; entrance hall, cloakroom, spacious sitting room, large open plan kitchen/dining room with integrated appliances, double glazed conservatory addition, three first floor bedrooms and bathroom. Large second floor master bedroom with en-suite shower room, enclosed rear garden, two car driveway and garage to side.

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

An internal viewing is strongly recommended to fully appreciate this beautifully presented detached family home which was constructed approximately three years ago by Kier Homes. The accommodation is of pleasing design which offers generous size accommodation on three floors. The present sellers have also added a double glazed conservatory with glass roof since. Fallow View Road is a no through road on the popular 'Durleigh Gardens' estate. This particular property enjoys a prime position with the most pleasant open outlook across green space and fields beyond. The property is within walking distance of Haygrove Secondary School, whilst the town centre itself is approximately one mile distant and provides a host of shopping and leisure facilities.

MODERN DETACHED TOWN HOUSE
FULLY DOUBLE GLAZED
GAS CENTRAL HEATING
GARAGE / OFF ROAD PARKING
ENCLOSED REAR GARDEN
POPULAR 'DURLEIGH GARDENS' DEVELOPMENT
CONSERVATORY
WALKING DISTANCE TO TOWN CENTRE





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Entrance Hall	Understairs storage.
Cloakroom	WC and wash basin.
Sitting Room	16' 5" x 12' 0" (5.00m x 3.65m) with open outlook to front aspect.
Kitchen/Dining Room	19' 2" x 11' 5" (5.84m x 3.48m) Comprehensively fitted with a range of built-in appliances to include double oven, five burner gas hob, built-in dishwasher, fridge/freezer unit and washer/dryer unit.
Conservatory	11' 0" x 10' 6" (3.35m x 3.20m) With glass roof.
First Floor Landing	
Bedroom 2	14' 2" x 12' 0" (4.31m x 3.65m) With attractive views, double recess wardrobe unit.
Bedroom 3	11' 5" x 11' 2" (3.48m x 3.40m) With built-in double wardrobe unit.
Bedroom 4	9' 3" x 7' 7" (2.82m x 2.31m) (maximum) With built-in wardrobe unit.
Family Bathroom	6' 8" x 6' 5" (2.03m x 1.95m) With panelled bath with shower and screen, WC and wash basin.
Second Floor Landing	Airing cupboard.
Study/Bedroom 5	8' 2" x 6' 6" (2.49m x 1.98m)
Bedroom 1	17' 5" x 15' 8" (5.30m x 4.77m) (approximately) With 'Sharps' fitted wardrobes, attractive views towards the Quantock Hills.
En-Suite Shower Room	Double shower enclosure, WC, wall mounted wash basin.
Outside	Small open plan landscaped front garden with a side driveway for two vehicles leading to GARAGE with light, power, and access to a fully enclosed rear garden which is laid mainly to lawn with various part bordering shrubs and plants and gravel seating area.
AGENTS NOTE	This property is subject to an annual fee of approximately £198.31 payable to Belmont Property Management towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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GROUND FLOOR
633 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.3 sq.m.) approx.



2ND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1639 sq.ft. (152.3 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 £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.

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