



GIBBINS RICHARDS 

19 Halyard Drive, Bridgwater TA6 3SQ

£220,000

GIBBINS RICHARDS   
Making home moves happen

A modern three bedroom house located on the north/west side of Bridgwater. The property benefits from UPVC double glazing throughout, gas central heating, off road parking and single garage. The accommodation comprises in brief; entrance hall, cloakroom, sitting room, kitchen/diner, three first floor bedrooms (master with en-suite shower room) and family bathroom. Fully enclosed rear garden with side access gate to parking and garage.

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

Bridgwater's town centre provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

NO ONWARD CHAIN  
POPULAR DEVELOPMENT  
THREE BEDROOM TERRACE HOUSE  
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES  
EASY ACCESS TO TOWN CENTRE & M5 MOTORWAY  
FULLY DOUBLE GLAZED  
GAS CENTRAL HEATING  
SINGLE GARAGE / OFF ROAD PARKING  
FULLY ENCLOSED REAR GARDEN  
IDEAL FIRST TIME/INVESTMENT PURCHASE





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Entrance Hall	Doors to cloakroom, sitting room, kitchen/diner.
Cloakroom	4' 11" x 4' 3" (1.5m x 1.3m) Front aspect obscure window. WC and wash hand basin.
Sitting Room	12' 10" x 10' 2" (3.9m x 3.1m) Front aspect window. Feature fireplace.
Kitchen/Diner	18' 4" x 9' 10" (5.6m x 3.m) Rear aspect window. French doors to rear garden. Space and plumbing for washing machine. Integrated gas hob and electric oven.
First Floor Landing	Doors to three bedrooms and family bathroom.
Bedroom 1	11' 10" x 9' 10" (3.6m x 3.m) Rear aspect window. Built-in wardrobes.
En-Suite Shower Room	6' 11" x 2' 7" (2.1m x 0.8m) Fitted with WC, wash hand basin and shower.
Bedroom 2	9' 10" x 7' 7" (3.m x 2.3m) Rear aspect window. Built-in wardrobe.
Bedroom 3	9' 10" x 5' 11" (3.0m x 1.8m) Front aspect window.
Family Bathroom	7' 10" x 4' 7" (2.4m x 1.4m) Front aspect obscure window. Fitted with WC, wash hand basin and bath with overhead shower.
Outside	To the rear of the property there is parking and single garage underneath the archway. The rear garden is fully enclosed and laid to patio and lawn. Side access gate.



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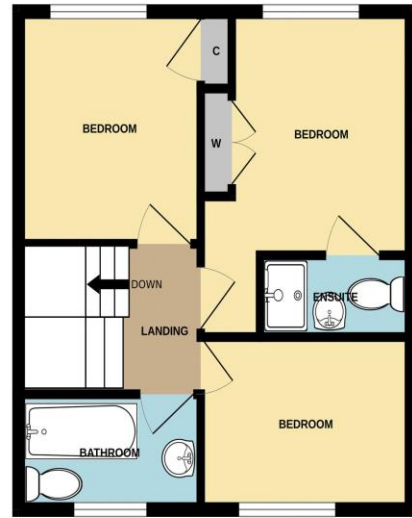


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GROUND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 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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