



GIBBINS RICHARDS 

27 Leyton Drive, Bridgwater TA6 4XY

£235,000

GIBBINS RICHARDS 
Making home moves happen

A fully refurbished and upgraded three bedroom semi-detached family home located on the east side of Bridgwater. The property benefits from newly fitted UPVC double glazing throughout, gas central heating, off road parking for multiple vehicles, single garage and fully enclosed landscaped rear garden. The accommodation comprises in brief; entrance hallway, sitting room, kitchen/diner, three first floor bedrooms and shower room.

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

The property is located within easy access to local shops and amenities as well as Bridgwater's town centre. Bridgwater itself offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

THREE BEDROOM SEMI DETACHED HOUSE
OFF ROAD PARKING
SINGLE GARAGE
FULLY LANDSCAPED REAR GARDEN
FULL UPVC DOUBLE GLAZING
GAS CENTRAL HEATING
EASY ACCESS TO THE M5
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
MODERN FITTED KITCHEN





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Entrance Hallway	Stairs to first floor.
Sitting Room	14' 9" x 11' 2" (4.5m x 3.4m) Front aspect window.
Kitchen/Diner	Kitchen Area - 9' 10" x 7' 3" (3.0m x 2.2m) Rear aspect window. Plumbing for washing machine. Integrated electric hob and oven. Dining Area - 10' 2" x 7' 3" (3.1m x 2.2m) French doors to rear garden. Understairs storage cupboard.
First Floor Landing	Doors to three bedrooms and shower room. Hatch to loft.
Bedroom 1	14' 1" x 8' 2" (4.3m x 2.5m) Front aspect window.
Bedroom 2	11' 2" x 7' 10" (3.4m x 2.4m) Rear aspect window.
Bedroom 3	8' 6" x 6' 3" (2.6m x 1.9m) Front aspect window.
Shower Room	6' 3" x 5' 7" (1.9m x 1.7m) Rear aspect obscure window. WC, wash hand basin and walk-in shower.
Outside	Fully landscaped rear garden with decking, artificial lawn and rear patio area.



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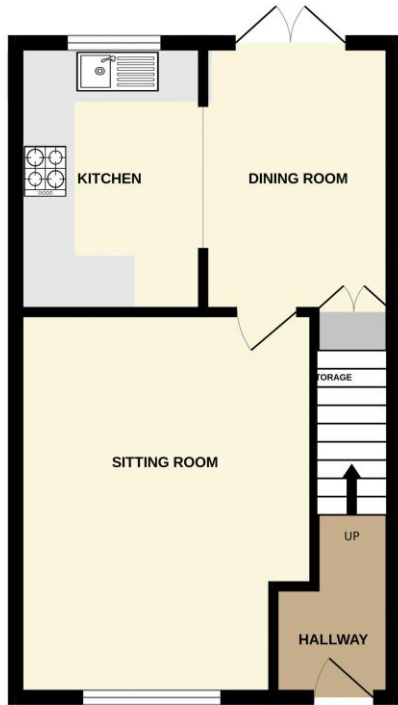


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GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
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