



GIBBINS RICHARDS

22 Bryer Close, Bridgwater TA6 6UR

£242,500

GIBBINS RICHARDS 
Making home moves happen

A beautifully presented and fully refurbished three bedroom semi-detached property boasting a double glazed conservatory addition, side drive and garage. An internal viewing is highly recommended to fully appreciate this beautifully presented and recently refurbished home. The property has undergone numerous improvements including a re-fitted kitchen and bathroom, double glazed conservatory addition, redecoration, new floor coverings etc. The accommodation is warmed by gas central heating via a combination boiler and comprises; entrance porch, sitting room, re-fitted kitchen with built-in appliances, double glazed conservatory, three first floor bedrooms and re-fitted bathroom. Side driveway, garage and well landscaped rear garden.

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

The property is located in a popular area off Taunton Road which is within close proximity to local stores, whilst the M5 motorway interchange at Junction 24 is within easy reach. Bridgwater town centre is just over one mile distant and provides a host of shopping, leisure and cultural facilities.

FULLY REFURBISHED
RE-FITTED KITCHEN & BATHROOM
DOUBLE GLAZED CONSERVATORY
SIDE DRIVE & GARAGE
GAS CENTRAL HEATING
ENCLOSED REAR GARDEN





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Entrance Porch	Door to;
Sitting Room	14' 6" x 13' 8" (4.42m x 4.16m) Front aspect window. Stairs to first floor.
Kitchen	14' 6" x 9' 0" (4.42m x 2.74m) Attractively re-fitted with a comprehensive range of floor and wall cupboard units incorporating built-in oven and hob, dishwasher, fridge/freezer units. Access to;
Conservatory	14' 5" x 7' 5" (4.39m x 2.26m) Door to rear garden.
First Floor Landing	Loft access via pull down ladder into partially boarded loft containing the combination gas fired boiler.
Bedroom 1	12' 10" x 8' 2" (3.91m x 2.49m)
Bedroom 2	9' 6" x 7' 10" (2.89m x 2.39m)
Bedroom 3	8' 7" x 6' 2" (2.61m x 1.88m)
Bathroom	6' 5" x 5' 7" (1.95m x 1.70m) Re-fitted suite comprising panelled bath and shower, vanity wash basin and WC.
Outside	Side driveway leading to GARAGE. The rear garden is fully enclosed with patio, lawn, shrubs, rear concrete base for shed etc.



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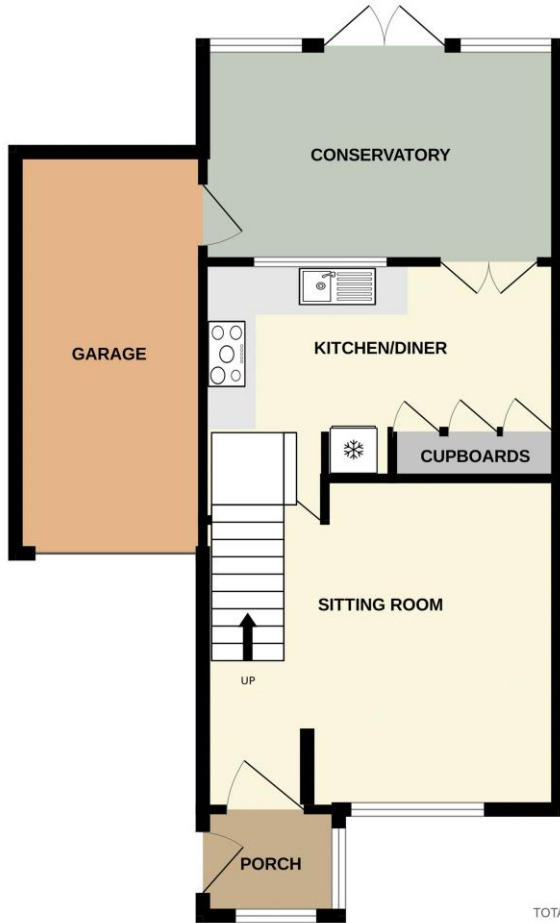


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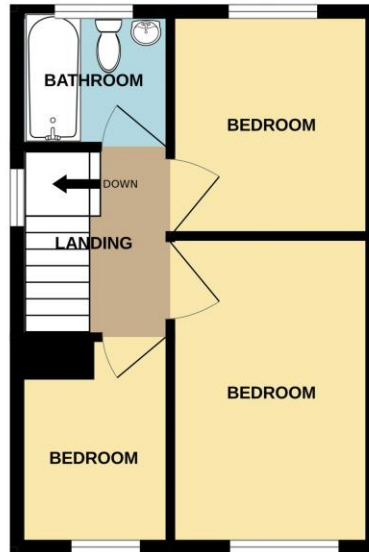


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GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA - 915 sq.ft. (85.0 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.
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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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