



GIBBINS RICHARDS  
Making home moves happen

22 Halyard Drive, Bridgwater TA6 3SG

£214,950

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A spacious and well proportioned three bedroom semi detached family home located in a popular location on Bridgwater's north side. This property is offered for sale with NO ONWARD CHAIN and has car port/parking to the side and low maintenance garden to the rear. Internally, the accommodation is arranged over two storeys and comprises in brief; entrance hall, ground floor WC, kitchen, sitting/dining room, three first floor bedrooms and family bathroom. The accommodation is fully UPVC double glazed and warmed by mains gas fired central heating.

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

The property is located within easy access to Bridgwater's town centre. Bridgwater itself offers 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.

MODERN THREE BEDROOM HOUSE  
CAR PORT / OFF ROAD PARKING  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
NO ONWARD CHAIN  
MODERN LOW MAINTENANCE PROPERTY  
POPULAR NORTH SIDE LOCATION  
EASY ACCESS TO THE TOWN CENTRE





Entrance Hall	10' 1" x 6' 1" (3.07m x 1.85m) Stairs to first floor, doors to WC, kitchen and sitting/dining room.
Kitchen	10' 10" x 8' 0" (3.30m x 2.44m) (irregular shape) Two front aspect windows. Modern range of matching eye and low level units. Electric oven, four ring gas hob and extractor fan over.
WC	6' 4" x 2' 10" (1.93m x 0.86m) Front aspect obscure window. Low level WC and wash hand basin.
Sitting/Dining Room	18' 7" x 17' 7" (5.66m x 5.36m) (irregular 'L' shaped) Door to understairs cupboard. Double opening French doors to garden, front and rear aspect windows. Fireplace with electric fire.
First Floor Galleried Landing	Rear aspect window. Doors to three bedrooms and bathroom. Hatch to loft.
Bedroom 1	11' 4" x 11' 3" (3.45m x 3.43m) (irregular shape) Two front aspect windows.
Bedroom 2	10' 1" x 8' 1" (3.07m x 2.46m) (excluding entrance way) Front aspect window.
Bedroom 3	9' 11" x 6' 5" (3.02m x 1.95m) Rear aspect window.
Bathroom	9' 6" x 6' 4" (2.89m x 1.93m) Front aspect obscure window. Cupboard over stairs recess housing 'ideal' gas boiler. Fitted with a white suite comprising low level WC, wash hand basin and bath with shower over. Heated towel rail.
Outside	Small garden to the rear which is enclosed by timber fencing and laid to gravel incorporating tarmac driveway and car port area with timber gates to front. There is a small area of open plan garden to the front laid to gravel.

**AGENTS NOTE**

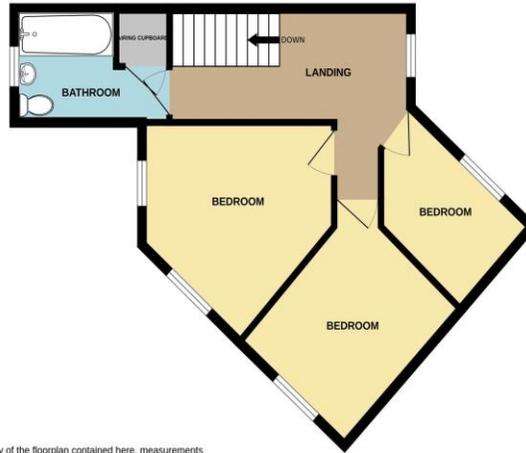
We, Gibbins Richards, are fully disclosing that this property is owned by a Chief Executive of the company we are acting for, but that Gibbins Richards will make no financial gain other than their usual commission applicable.



GROUND FLOOR



FRIST FLOOR



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.*