



GIBBINS RICHARDS 
Making home moves happen

76 Durleigh Road, Bridgwater TA6 7JE
£550,000

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A stunning three bedroom 1930s detached family home located on the popular west side of Bridgwater. The property is warmed by gas central heating, fully double glazed, en-suite facility and stunning views towards the Quantocks. The accommodation comprises in brief; entrance vestibule, entrance hall, sitting room, dining room, kitchen/breakfast room, office and ground floor WC. Additional family room, store/study room and garage/store. To the first floor are three bedrooms, nursery, family bathroom and en-suite shower room and additional storage room. Multiple off road parking to the front and fully enclosed private rear garden.

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

The property is located in a private position on Durleigh Road which lies to the west of the town and within easy access to amenities. Bridgwater itself provides easy access to the M5 motorway at Juncitons 23 and 24 together with a mainline intercity railway station.

STUNNING VIEWS
EXTENDED 1930s DETACHED HOUSE
MATURE & ESTABLISHED PRIVATE REAR GARDEN WITH WORKSHOP
WEST SIDE LOCATION
FULLY DOUBLE GLAZED
GAS CENTRAL HEATING
MULTIPLE OFF ROAD PARKING
MULTIPLE RECEPTION ROOMS
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
CONTEMPORARY FAMILY BATHROOM / EN-SUITE / GROUND FLOOR WC





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Entrance Vestibule	6' 3" x 3' 3" (1.9m x 1.1m) Door to;
Entrance Hall	Stairs to first floor. Doors to sitting room, dining room and kitchen/breakfast room.
Sitting Room	19' 8" x 10' 10" (6.m x 3.3m) Front aspect window. Log burner.
Dining Room	15' 1" x 11' 10" (4.6m x 3.6m) Front aspect bay window. Opening into;
Kitchen/Breakfast Room	19' 0" x 11' 9" (5.79m x 3.58m) increasing to 18' 1" (5.51m) to sitting area. Rear aspect window and French doors to garden. Utility/storage cupboard. Door to;
Office	11' 6" x 10' 2" (3.5m x 3.1m) Rear aspect window and door to garden.
WC	5' 11" x 3' 11" (1.8m x 1.2m) WC and wash hand basin.
Store Room/Study	8' 10" x 4' 7" (2.7m x 1.4m) Doors to garage/store and family room.
Family Room	12' 6" x 8' 10" (3.8m x 2.7m) French doors to garden.
Garage/Store	13' 1" x 8' 10" (4.m x 2.7m)
First Floor Landing	Doors to three bedrooms, nursery and family bathroom. Storage cupboard. Hatch to loft.
Bedroom 1	18' 1" x 10' 10" (5.5m x 3.3m) Front and rear aspect windows.
Bedroom 2	16' 1" x 11' 10" (4.9m x 3.6m) Front aspect bay window.
Bedroom 3	12' 2" x 8' 6" (3.7m x 2.6m) Rear aspect window. Storage cupboard. Door to;
En-Suite Shower Room	8' 8" x 5' 11" (2.65m x 1.8m) Rear aspect obscure window. Low level WC, wash hand basin and shower enclosure.
Nursery	5' 11" x 5' 11" (1.8m x 1.8m) Side aspect window.
Outside	To the front of the property there is off road parking for multiple vehicles with side access gate leading to the rear garden. The rear garden is beautifully landscaped with an abundance of mature plants and shrub borders and truly is a gardener's paradise. The garden is majority laid to lawn with a patio area adjoining the property. Workshop to the rear.



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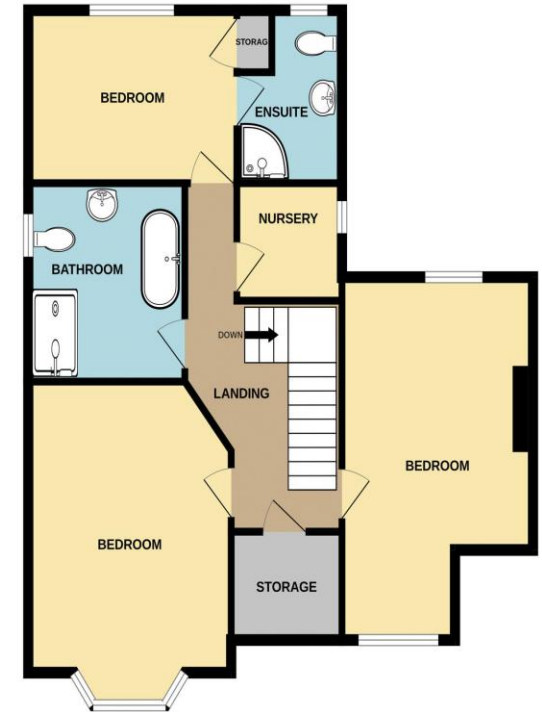
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GROUND FLOOR



FIRST 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.

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