



GIBBINS RICHARDS   
Making home moves happen

24 Heathcombe Road, Bridgwater TA6 7PD

£289,950

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A very well presented semi-detached bungalow located in a sought after residential area. The accommodation comprises in brief; entrance hall, generous size sitting/dining room, two double bedrooms, re-fitted bathroom with separate shower, separate cloakroom/utility, re-fitted kitchen/breakfast room. Long side driveway, detached garage, private rear garden.

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

An internal viewing is strongly recommended to fully appreciate this beautifully refurbished semi-detached bungalow which enjoys a pleasant location overlooking a small green. The property is located in the sought after 'Durleigh' area of Bridgwater, which contains local facilities including general stores, primary and secondary school education. Bridgwater town centre is approximately one mile distant and boasts a wide and comprehensive range of shopping, leisure and cultural facilities.

REFURBISHED BUNGALOW  
TWO DOUBLE BEDROOMS  
RE-FITTED BATHROOM  
ADDITIONAL WC  
RE-FITTED KITCHEN  
AMPLE OFF ROAD PARKING & GARAGE  
ENCLOSED REAR GARDEN  
GAS CENTRAL HEATING  
DOUBLE GLAZING







Entrance Hall  
Bedroom 2

Doors to sitting room and bedroom.  
15' 5" x 8' 8" (4.70m x 2.64m) Front aspect window and door to exterior.

Sitting Room

18' 8" x 12' 10" (5.69m x 3.91m) Front aspect window, wall mounted electric fire.

Kitchen/Dining Room

11' 10" x 9' 5" (3.60m x 2.87m) The kitchen has been re-fitted with an attractive range of floor and wall cupboard units with built-in appliances to include oven, microwave, fridge/freezer, dishwasher, induction hob. Patio doors to rear garden.

Inner Hall  
Bedroom 1

With storage/linen cupboard.  
14' 5" x 9' 8" (4.39m x 2.94m) Rear aspect window. Built-in wardrobe.

Bathroom

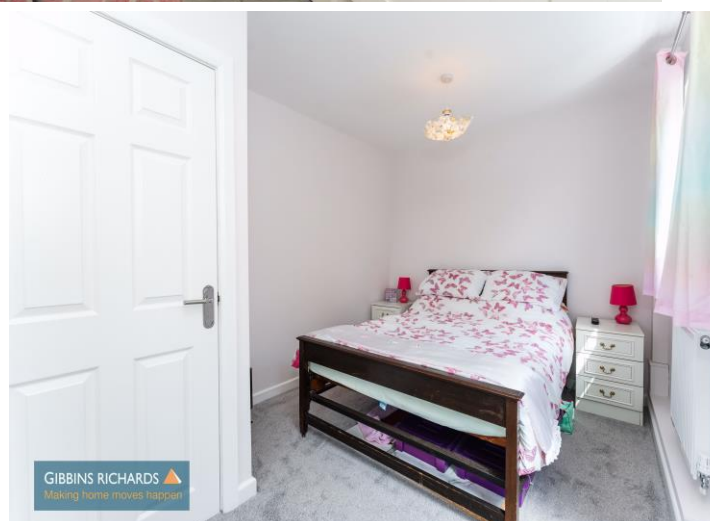
8' 7" x 7' 7" (2.61m x 2.31m) Side aspect obscure window. Re-fitted in a modern suite comprising low level WC, wash hand basin with vanity unit under, bath and separate shower enclosure.

Cloakroom/Utility

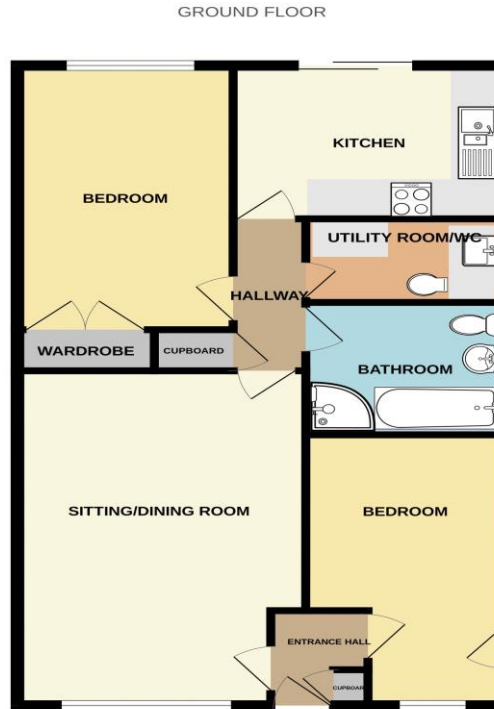
8' 8" x 4' 9" (2.64m x 1.45m) Side aspect obscure window. WC and plumbing for washing machine.

Outside

Gravelled parking to the front with addition of a side driveway and double timber gates leading to a detached GARAGE with light and power. The rear garden is fully enclosed with level lawn, covered lean-to as well as a personal door to garage with store facility behind garage.







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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