



GIBBINS RICHARDS   
Making home moves happen

8 Butleigh Close, Bridgwater TA6 4JQ  
£209,950

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An extended semi-detached home boasting generous size corner plot gardens and is within a cul-de-sac location. The accommodation in brief comprises; entrance hall, sitting room, separate dining room, spacious kitchen, utility, downstairs WC together with three first floor bedrooms and shower room.

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

This spacious ex local authority home has been extended over the years to the ground floor providing what is now a spacious kitchen, utility and downstairs WC. The property is located at the end of a small cul-de-sac off Parkway, therefore being within level walking distance to local facilities together with both primary and secondary school education. Bridgwater town centre is just over one mile distant and provides a range of shopping and leisure facilities.

SPACIOUS THREE BEDROOM SEMI DETACHED HOME  
EXTENDED ACCOMMODATION  
TWO RECEPTION ROOMS  
SPACIOUS KITCHEN  
DOWNSTAIRS WC  
THREE FIRST FLOOR BEDROOMS  
FIRST FLOOR RE-FITTED SHOWER ROOM  
CORNER PLOT GARDENS  
GAS CENTRAL HEATING  
DOUBLE GLAZING







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Entrance Hall  
Sitting Room

Dining Room

Kitchen

Utility Area  
Cloakroom

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Shower Room

Outside

Stairs to first floor.

18' 5" x 13' 6" (5.61m x 4.11m) reducing to 10' 5" (3.17m) in part. Front aspect window. Doors to;

12' 6" x 10' 0" (3.81m x 3.05m) French doors to rear garden.

23' 8" x 9' 8" (7.21m x 2.94m) Side aspect window and door to rear garden. Matching eye and low level units including 'Range' cooker.

Rear aspect window.

Side aspect obscure window. Low level WC and wash hand basin.

Rear aspect window. Doors to three bedrooms and shower room. Cupboard containing combination gas boiler.

12' 10" x 9' 8" (3.91m x 2.94m) Front aspect window.

10' 6" x 9' 2" (3.20m x 2.79m) Front aspect window.

9' 2" x 7' 8" (2.79m x 2.34m) Rear aspect window.

Rear aspect obscure window. Shower enclosure, WC and wash hand basin.

The property benefits from corner plot gardens with useful brick built work shed with light and power, level lawn, vegetable bed and sun patio as well as ornamental gravel sections.



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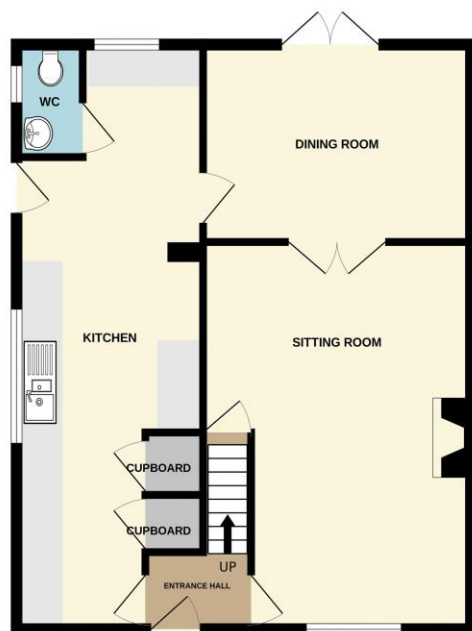
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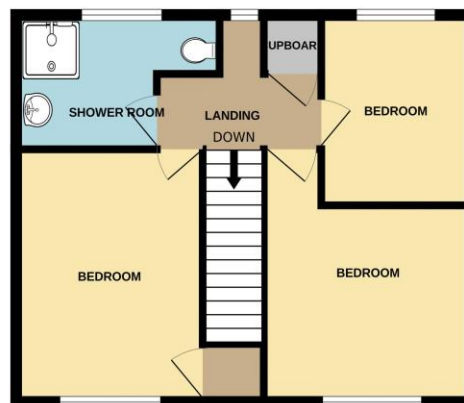
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GROUND FLOOR



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.



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