



GIBBINS RICHARDS 
Making home moves happen

3 Jutland Walk, Bridgwater TA6 6FL

£347,500

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A well presented four bedroom detached house located on the entrance of 'Stockmoor Village'. The property itself benefits from full UPVC double glazing, warmed by gas central heating, off road parking for multiple vehicles, single garage and within walking distance to local shops and amenities. The accommodation comprises in brief; entrance hallway, cloakroom, sitting room, dining room, kitchen, separate utility room, four first floor bedrooms (master with en-suite shower room) and family bathroom. Private and fully enclosed rear garden.

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

The property is located within easy access to Bridgwater's town centre and within close proximity to Junction 24 of the M5 motorway. Bridgwater town itself offers an excellent range of shopping, leisure and financial amenities as well as a mainline intercity railway station.

DETACHED HOUSE
FOUR BEDROOMS (MASTER WITH EN-SUITE SHOWER ROOM)
SINGLE GARAGE / MULTIPLE OFF ROAD PARKING
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
FULL UPVC DOUBLE GLAZING
GAS CENTRAL HEATING
EASY ACCESS TO THE M5 MOTORWAY



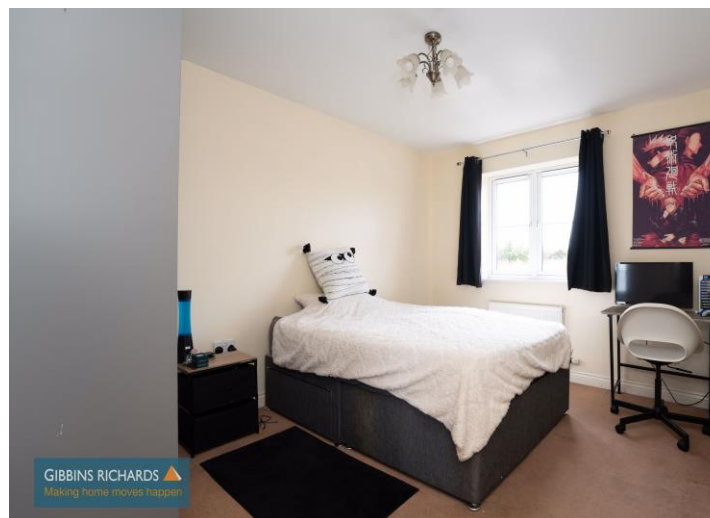


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Entrance Hall	Doors to sitting room, dining room, cloakroom and kitchen.
Cloakroom	5' 7" x 2' 7" (1.7m x 0.8m) Front aspect obscure window. Low level WC and wash hand basin.
Kitchen	14' 9" x 8' 6" (4.5m x 2.6m) Rear and side aspect windows. Space and plumbing for dishwasher.
Utility	9' 2" x 5' 11" (2.8m x 1.8m) Front aspect window. Side access door to garden. Space and plumbing for washing machine.
Dining Area	10' 10" x 9' 6" (3.3m x 2.9m) ('L' shaped) Rear aspect window.
Sitting Area	21' 0" x 10' 2" (6.4m x 3.1m) Front aspect window. Sliding doors to rear garden. Stairs to first floor.
First Floor Landing	Doors to four bedrooms and family bathroom.
Bedroom 1	10' 10" x 9' 10" (3.3m x 3.0m) Front aspect window. Built-in wardrobes.
En-Suite Shower Room	7' 3" x 6' 7" (2.2m x 2.0m) Front aspect obscure window. Low level WC, wash hand basin and walk-in shower. Storage cupboard.
Bedroom 2	12' 2" x 10' 6" (3.7m x 3.2m) Front aspect window.
Bedroom 3	10' 10" x 10' 2" (3.3m x 3.1m) Rear aspect window.
Bedroom 4	8' 10" x 6' 11" (2.7m x 2.1m) Rear aspect window.
Family Bathroom	7' 10" x 5' 7" (2.4m x 1.7m) Rear aspect obscure window. Equipped in a three piece suite comprising low level WC, wash hand basin and bath with overhead shower.
Single Garage	18' 1" x 8' 6" (5.5m x 2.6m) Roller garage door. Power and lighting. Off road parking to the front.



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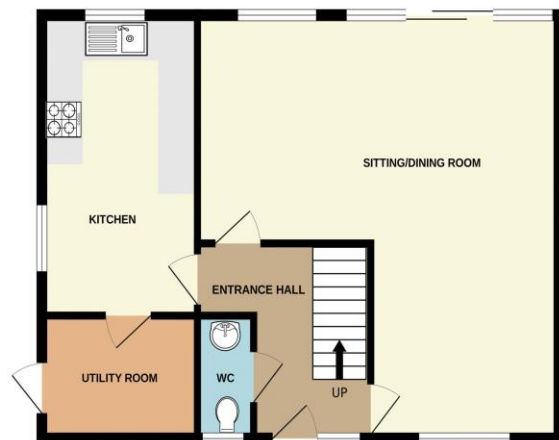


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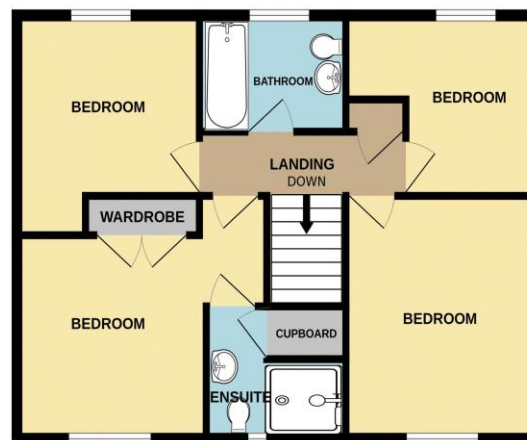


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GROUND FLOOR



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.



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 £40 + VAT (£48) 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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