



GIBBINS RICHARDS 
Making home moves happen

57 Willoughby Road, Bridgwater TA6 7NA
£435,000

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A deceptively spacious detached chalet style home set in mature gardens with ample off road parking, garage, large conservatory extension. The accommodation in brief comprises; entrance hall, dining room/ground floor bedroom, further double bedroom, downstairs bathroom, spacious kitchen/breakfast room, sitting room including wood burning stove, large double glazed conservatory and separate utility room. To the first floor there are three generous size bedrooms and shower room.

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

An internal viewing is highly recommended to fully appreciate this deceptively spacious and versatile home which could well suit a growing family. The property is located on the favoured west side of Bridgwater within easy reach of local facilities, which the property itself backs onto a popular primary school. Bridgwater town centre is within convenient reach and boasts a wide and comprehensive range of facilities as well as access to both the M5 motorway and intercity railway station.

SPACIOUS DETACHED CHALET STYLE HOME
VERSATILE ACCOMMODATION
TWO RECEPTIONS
GROUND FLOOR BEDROOM
KITCHEN/BREAKFAST ROOM
LARGE CONSERVATORY ADDITION
UTILITY ROOM
THREE FIRST FLOOR BEDROOMS & SHOWER ROOM
AMPLE ROAD PARKING / GARAGE
GENEROUS SIZE REAR GARDEN



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Entrance Hall	Stairs to first floor.
Dining Room	12' 5" x 10' 10" (3.78m x 3.30m)
Sitting Room	15' 5" x 13' 6" (4.70m x 4.11m) incorporating wood burning stove.
Conservatory	14' 5" x 10' 10" (4.39m x 3.30m)
Kitchen/Breakfast Room	14' 0" x 10' 5" (4.26m x 3.17m) reducing to 8' 0" (2.44m) wide in part. Boiler cupboard, door to side.
Ground Floor Bathroom	7' 6" x 5' 8" (2.29m x 1.72m) Low level WC, wash hand basin and bath with shower over.
Ground Floor Bedroom	11' 11" x 10' 9" (3.64m x 3.27m)
Utility Room	16' 1" x 8' 8" (4.91m x 2.63m) Plumbing for washing machine. Access to garden and garage.
First Floor Landing	Hatch to loft. Airing cupboard.
Bedroom 1	18' 0" x 9' 10" (5.48m x 2.99m) (max) with eaves storage.
Bedroom 2	13' 8" x 10' 10" (4.16m x 3.30m) x 13' 5" (4.09m) (max) with fitted wardrobes, walk-in wardrobe, eaves storage space. Wash hand basin.
Bedroom 3	10' 0" x 8' 8" (3.05m x 2.64m) Wash hand basin.
Shower Room	8' 0" x 5' 0" (2.44m x 1.52m) Low level WC, wash hand basin and shower enclosure with electric shower.
Outside	Ample off road parking to the front leading to an attached garage. Generous size rear garden laid mainly to lawn with paved patio area.
Garage	17' 2" x 9' 0" (5.23m x 2.74m) with light and power.



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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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