

21 Hawkridge Road, Bridgwater TA6 7NE £290,000

GIBBINS RICHARDS A
Making home moves happen

Situated in the sought after 'Durleigh' area on Bridgwater's west side, this spacious two bedroom semi-detached bungalow is offered for sale with NO ONWARD CHAIN. Internally the accommodation is well presented, fully UPVC double glazed, warmed by mains gas fired central heating and also benefits from a re-fitted kitchen and sanitary fitments. The internal accommodation comprises in brief; central entrance hall, spacious sitting room, kitchen/breakfast room, two double bedrooms and re-fitted bathroom. Externally there is a garage and off road parking to the front and good size well tended garden to the rear.

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

The property is situated in a highly sought after residential location on the west side of Bridgwater and within easy access to the town centre. Bridgwater itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

NO ONWARD CHAIN
TWO DOUBLE BEDROOMS
GARAGE / OFF ROAD PARKING
SOUGHT AFTER WEST SIDE LOCATION
EXCELLENT CONDITION THROUGHOUT
MODERN RE-FITED KITCHEN & SANITARY FITMENTS
FULL UPVC DOUBLE GLAZING
MAINS GAS FIRED CENTRAL HEATING
WELL TENDED GOOD SIZE REAR GARDEN
EASY ACCESS TO TOWN CENTRE











Entrance Hall 8' 2" x 3' 8" (2.49m x 1.12m) Hatch to loft.

Digital controls for central heating.

Sitting Room 17' 2'' (5.23m) into bay x 14' 8'' (4.47r

17' 2" (5.23m) into bay x 14' 8" (4.47m) Dual aspect windows to front and side. Feature

fireplace with a gas fire.

Kitchen/Diner 14' 0" x 11' 2" (4.26m x 3.40m) (max) Rear aspect window and French doors to garden.

Fitted with a modern range of gloss fronted eye and low level units with integrated electric oven, four ring gas hob over with extractor fan and

light over.

Bedroom 1 12' 10" x 10' 10" (3.91m x 3.30m) Front aspect

window.

Bedroom 2 11' 3" x 10' 10" (3.43m x 3.30m) Rear aspect windows and double opening French doors to

garden.

Bathroom 6' 10" x 5' 4" (2.08m x 1.62m) Rear aspect

obscure window. Fitted with a modern white suite comprising over size bath with shower attachment and glass shower screen, low level WC and wash hand basin with vanity unit under.

Outside To the front of the property there is a side

driveway providing multiple off road parking in front of the garage together with an area of lawn. To the rear is a fully enclosed and private garden with paved patio immediately adjacent to the property. The garden is well stocked with established plants, shrubs, trees and vegetable

patch.

Garage 15' 11" x 8' 1" (4.85m x 2.46m) cold water

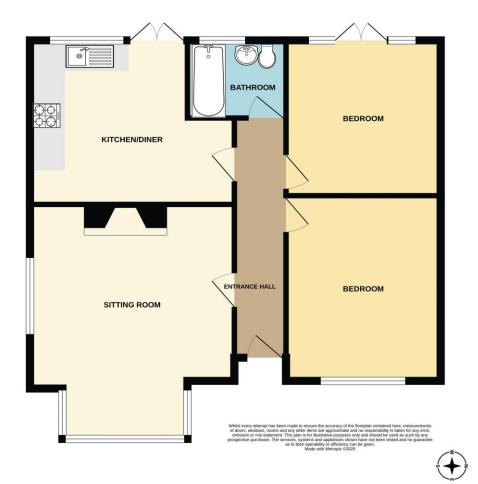
tap, light and power, window to rear







## **GROUND FLOOR**







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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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

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.