



GIBBINS RICHARDS 
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59 Tudor Way, Bridgwater TA6 6UE
£349,950

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* Detached house * Popular location * Garage & Parking

A spacious detached family home located in the popular area on the southern outskirts of the town centre. The accommodation includes; entrance hall with access to garage, cloakroom, spacious sitting/dining room, well equipped kitchen, large conservatory addition, four first floor bedrooms and bathroom. Ample off road parking, fully enclosed rear garden.

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

This spacious detached family home boasts a very large conservatory addition which opens into a fully enclosed garden which is not overlooked from its rear boundary. The accommodation provides a spacious sitting/dining room, downstairs cloakroom, direct access to garage from hallway as well as a comprehensively fitted kitchen with built-in appliances.

Tudor Way is situated on the popular 'Wills Estate' on the southern outskirts of Bridgwater within close proximity to Junction 24 of the M5 motorway. Bridgwater town centre which boasts a wide and comprehensive range of facilities is under one mile distant.

Total floor area - 1461 sq.ft (135.7 sq.m) approx.

Spacious family home

Popular location

Well equipped kitchen

Large conservatory addition

Four generous size bedrooms

Enclosed rear garden

Ample off road parking

Integral garage

Gas central heating



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Entrance Hall
Cloakroom
Sitting/Dining Room

Kitchen

Conservatory

First Floor Landing
Bedroom 1
Bedroom 2

Bedroom 3
Bedroom 4

Bathroom

Outside

Stairs to first floor. Door to garage.
WC and wash hand basin.
22' 10" x 11' 2" (6.95m x 3.40m) with mock fireplace containing a living flame gas fire.
Double glazed bay window. Access to conservatory.

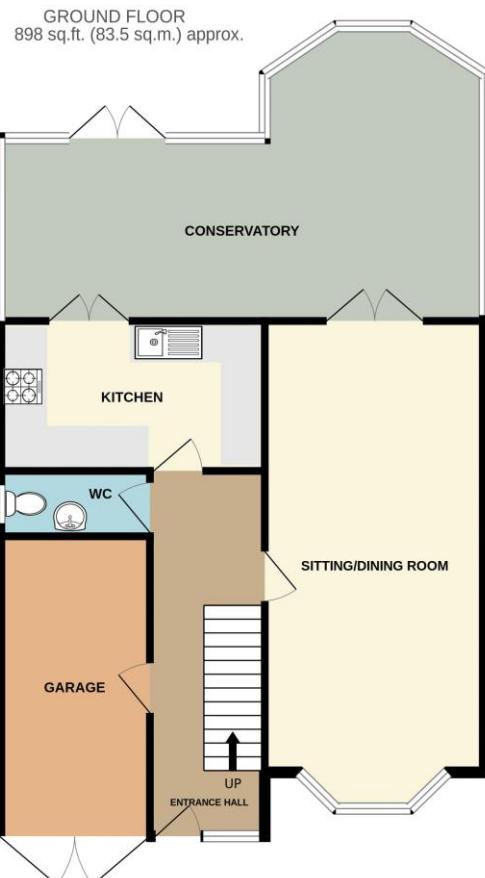
14' 8" x 7' 8" (4.47m x 2.34m) Comprehensively fitted with an extensive range of floor and wall cupboard units with various built-in appliances to include integrated dishwasher, fridge/freezer unit, Neff oven and gas hob. Door to:
26' 2" x 15' 0" (7.97m x 4.57m) reducing to 8' 8" (2.64m) with two roof vents and access to garden.

Access to loft space via a pull down ladder.
11' 10" x 11' 5" (3.60m x 3.48m)
13' 8" x 10' 10" (4.16m x 3.30m) with two double wardrobes.

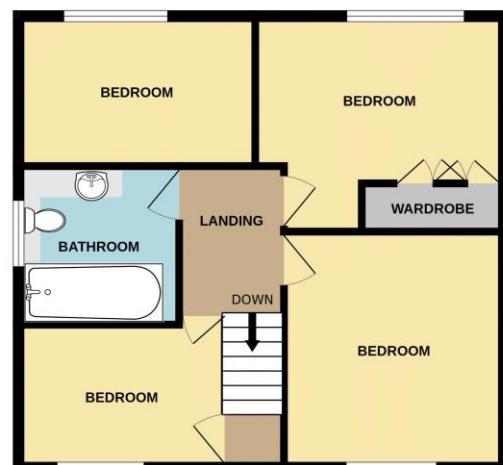
12' 5" x 7' 6" (3.78m x 2.28m)
10' 10" x 7' 2" (3.30m x 2.18m) with over stairs storage.

7' 8" x 7' 6" (2.34m x 2.28m) including jacuzzi bath with mains fed shower.
Driveway allowing parking for two/three vehicles which in part leads to an **integral garage** - 16' 5" x 8' 5" (5.00m x 2.56m) with light, power, gas fired boiler, sink unit and plumbing for washing machine. The rear garden is fully enclosed with level lawn, sun deck, further decking section, concrete base for small shed, raised rear bank border. The garden itself is not overlooked from its rear boundary.





FIRST FLOOR
562 sq.ft. (52.3 sq.m.) approx.



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.