



GIBBINS RICHARDS 
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8 Earls Close, Bridgwater TA6 3TH

£315,000

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Four bedroom detached house | Integral garage & parking | Good sized rear garden | Utility room & ensuite

A spacious four bedroom detached family home situated in a popular residential area of Bridgwater, benefiting from an integral garage, off road parking for multiple vehicles and a good sized enclosed rear garden.

This well proportioned property offers generous accommodation throughout and would make an ideal family home, with practical living space including a separate utility room and ensuite to the main bedroom.

The accommodation comprises in brief; entrance porch leading into the hallway with stairs rising to the first floor, lounge, dining room, kitchen, separate utility room and ground floor cloakroom. To the first floor the landing leads to four bedrooms, with the main bedroom benefiting from an ensuite, together with the family bathroom and an additional cloakroom. Externally the property benefits from off road parking to the front for multiple vehicles along with access to the integral garage, whilst to the rear there is a good sized enclosed garden.

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

Total floor area - 1132 sq.ft (105.2 sq.m.) approx.

No onward chain

Four bedroom detached family home

Integral garage

Off road parking for multiple vehicles

Good sized enclosed rear garden

Separate utility room

Main bedroom with ensuite

Ground floor cloakroom

Popular residential location



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Entrance Porch
Hallway
Living Room
Dining Room
Kitchen
Utility Room
Cloakroom
First Floor Landing
Bedroom 1
En-Suite Shower Room
Bedroom 2
Bedroom 3
Bedroom 4
Family Bathroom
Outside
Garage

Door to;
Stairs to first floor, door to;
13' 11" x 13' 5" (4.24m x 4.09m) Front aspect box bay window, door to kitchen, archway through to;
9' 1" x 8' 1" (2.77m x 2.46m) French doors to rear garden.
Rear aspect window. Matching floor and wall cupboards, integrated oven and hob, Door to;
5' 10" x 5' 3" (1.78m x 1.60m) Wall mounted cupboard housing the central heating boiler.
Doors to garden and cloakroom.
5' 3" x 3' 3" (1.60m x 0.99m) Side aspect obscure window. Low level WC and wash hand basin.
Doors to four bedrooms and family bathroom.
13' 5" x 11' 4" (4.09m x 3.45m) Front aspect window, door to;
6' 2" x 5' 8" (1.88m x 1.73m) Front aspect obscure window. Low level WC, wash hand basin with vanity unit under, enclosure shower cubicle.
14' 4" x 8' 10" (4.37m x 2.69m) Front aspect window.
9' 9" x 9' 4" (2.97m x 2.84m) Rear aspect window.
9' 1" x 8' 10" (2.77m x 2.69m) Rear aspect window.
Rear aspect obscure window. Low level WC, wash hand basin with vanity unit and bath.
To the rear of the property there is a fully enclosed private garden laid to patio and lawn with side access gate leading to the front. To the front of the property there is off road parking for at least two vehicles with access to the integral garage.
15' 9" x 8' 9" (4.80m x 2.66m) with light and power.



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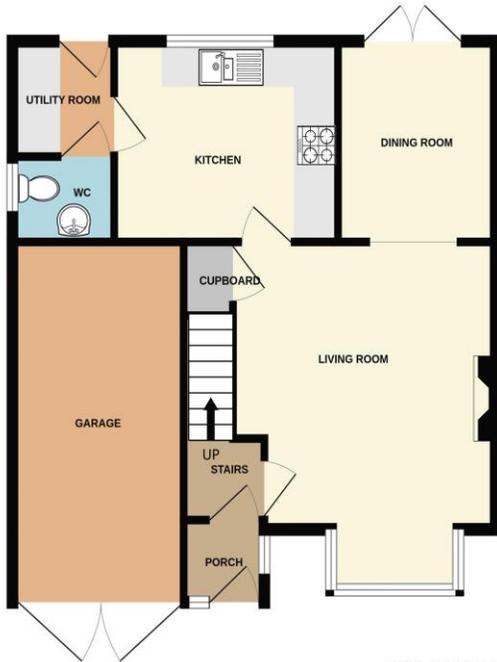


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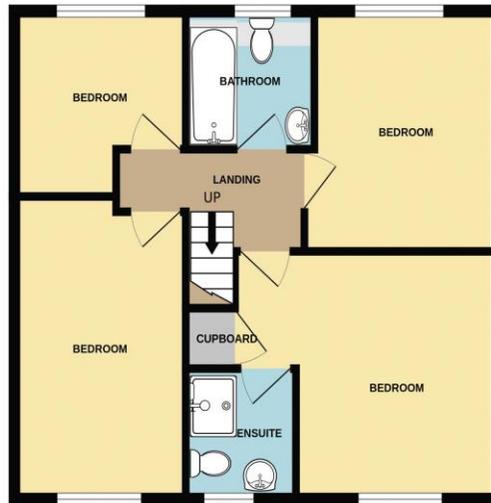


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GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



FIRST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.

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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