



GIBBINS RICHARDS 
Making home moves happen

8 Belmont Close, Bridgwater TA6 7JR
Guide Price £350,000

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Extended detached home in sought after area * No chain *

This extended detached home benefits from no onward chain and provides extended accommodation to include; porch, entrance hall, living room, dining room, fitted kitchen, downstairs cloakroom, rear porch, three generous size first floor bedrooms and a four piece bathroom suite. Driveway and garage and fully enclosed mature rear garden.

Belmont Close is located in the sought after 'Durleigh' area of Bridgwater which provides both primary and secondary schools of good repute. The property is also within convenient reach of the picturesque Quantock Hills, whilst the town centre is approximately one mile distant and benefit from intercity railway and M5 motorway access.

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

Total floor area - 1160 sq.ft (107.8 sq.m.) approx.
Extended detached home
Small cul-de-sac
Sought after west side location
No onward chain
Garage / Driveway
Fully enclosed rear garden



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Entrance Porch
 Entrance Hall
 Living Room
 Dining Room
 Kitchen
 Rear Porch
 Cloakroom
 First Floor Landing
 Bedroom 1
 Bedroom 2
 Bedroom 3
 Bathroom
 Outside

Door to;
 Stairs to first floor.
 14' 6" x 11' 10" (4.42m x 3.60m)
 18' 2" x 10' 6" (5.53m x 3.20m) Access to garden and opening to;
 14' 2" x 8' 10" (4.31m x 2.69m) Equipped with a built-in double oven and microwave, ceramic hob, plumbing for dishwasher and washing machine (please note the white goods are available by separate negotiation).
 Access to;
 WC and wash hand basin.
 Access to loft space.
 12' 5" x 11' 2" (3.78m x 3.40m) with recessed wardrobes.
 11' 2" x 9' 5" (3.40m x 2.87m) with airing cupboard and recessed wardrobe.
 9' 2" x 7' 0" (2.79m x 2.13m) with stair head storage space.
 7' 10" x 5' 5" (2.39m x 1.65m) with underfloor heating. Bath, separate shower enclosure, WC and wash hand basin.
 To the front of the property there is a driveway leading to a GARAGE with remote controlled electric door and access through to the fully enclosed rear garden, comprising of a level lawn, patio section, rose arch, arba/seating area. Outside sink and water supply.



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GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



FIRST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.8 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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