



GIBBINS RICHARDS 
Making home moves happen

8 Galloway Drive, Bridgwater TA6 4AN

£275,000

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Four bedroom semi-detached town house | Off road parking for three vehicles |
Study/home office | No onward chain

A spacious four bedroom semi-detached town house with additional study, offered for sale with no onward chain and benefiting from off road parking for three vehicles and a good sized rear garden.

The accommodation is arranged over three storeys and comprises in brief; entrance hallway, cloakroom, kitchen/diner and lounge with stairs leading to the first floor. The first floor landing provides access to two bedrooms, with the main bedroom benefiting from an ensuite shower room with Jack and Jill access to the landing. Stairs then lead to the second floor where there are two further bedrooms, a family bathroom and an additional office/study which would make an ideal space for home working. The property is warmed via gas central heating and externally benefits from off road parking for three vehicles to the front along with a good sized enclosed garden to the rear.

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

Situated within a popular residential area of Bridgwater, the property offers convenient access to local shops, schools and amenities together with easy access to the M5 motorway at Junctions 23 and 24.

Total floor area - 1256 sq.ft (116.7 sq.m.) approx.

Four bedroom semi-detached town house

Additional study / home office

No onward chain

Off road parking for three vehicles

Good sized enclosed rear garden

Gas central heating

Kitchen / diner

Main bedroom with ensuite and Jack & Jill acces



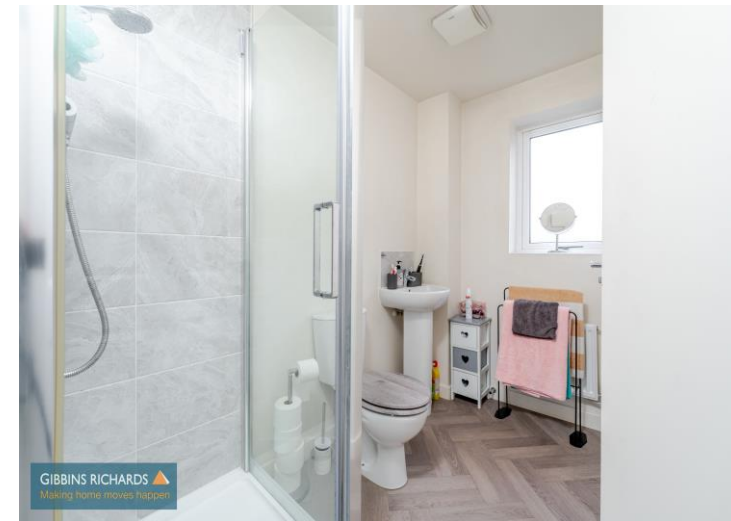
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Entrance Hall	Stairs to first floor. Door leading to cloakroom, kitchen/diner and living room.
Cloakroom	4' 11" x 3' 3" (1.5m x 1.m) Front aspect obscure window. Low level WC and wash hand basin.
Kitchen/Diner	18' 4" x 15' 1" (5.6m x 4.6m) max. Front and rear aspect windows. Fitted floor and wall cupboards with integrated fridge/freezer, gas hob, electric oven and dishwasher. Understairs storage cupboard.
Living Room	15' 5" x 10' 6" (4.7m x 3.2m) Front and rear aspect windows, French doors to garden.
First Floor Landing	Rear aspect window.
Bedroom 3	15' 5" x 7' 3" (4.7m x 2.2m) Front and rear aspect windows.
Bedroom 1	14' 9" x 12' 2" (4.5m x 3.7m) Dual front aspect windows. Door to;
En-Suite Shower Room	8' 2" x 5' 7" (2.5m x 1.7m) Rear aspect obscure window. Low level WC, wash hand basin and corner shower enclosure.
Second Floor Landing	Rear aspect window. Doors to two further bedrooms, study and family bathroom.
Family Bathroom	8' 6" x 4' 3" (2.6m x 1.3m) Rear aspect obscure window. Low level WC, wash hand basin and bath with overhead shower.
Bedroom 2	15' 1" x 12' 6" (4.6m x 3.8m) Front aspect window. 'Juliet' balcony.
Study	7' 3" x 6' 3" (2.2m x 1.9m) Rear aspect window.
Bedroom 4	13' 9" x 10' 6" (4.2m x 3.2m) Front aspect window. Built-in storage cupboard. Hatch to loft.
Outside	The rear garden is fully enclosed and laid to lawn and patio. Side access gate leading to the parking area to the front for three vehicles.

AGENTS NOTE

This property is subject to an annual fee of approximately £215.00 payable to First Port Management Company towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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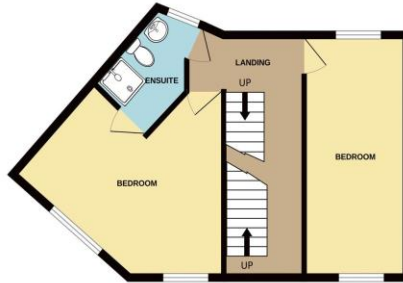


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GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



FIRST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



SECOND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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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