



GIBBINS RICHARDS 
Making home moves happen

4 Galloway Drive, Bridgwater TA6 4AN
£205,000

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*** Modern home * Two double bedrooms * Walking distance to town centre * Parking *
Ideal first time purchase ***

Modern and beautifully presented low maintenance home including attractively fitted kitchen with integrated appliances, downstairs cloakroom, sitting/dining room, two first floor double bedrooms and family bathroom. Off road parking to the front and hard landscaped low maintenance rear garden. Perfect first home!

An internal viewing is strongly recommended to fully appreciate this beautifully presented modern terrace home which is in 'show house' condition. The accommodation includes a quality fitted kitchen with integrated appliances to include cooker, hob, fridge/freezer, dishwasher and washing machine, whilst the sitting room is situated to the rear of the property with doors opening to a good size and mainly gravelled rear garden for ease of maintenance. To the first floor there are two double bedrooms and a well equipped bathroom, whilst to the front of the property there is an off road parking space.

The property is fully double glazed and warmed by mains gas fired central heating. The property is located within easy reach of the town centre facilities as well as retail parks. For the commuter the property is within convenient reach of the M5 motorway at Junction 23, whilst the railway station is within easy walking distance.

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

Total floor area - 576 sq.ft. (53.5 sq.m.) approx.
Perfect first home
Two double bedrooms
Well equipped kitchen
First class condition
Off road parking
Walking distance to the town centre
Gas central heating
Full double glazing
Low maintenance rear garden



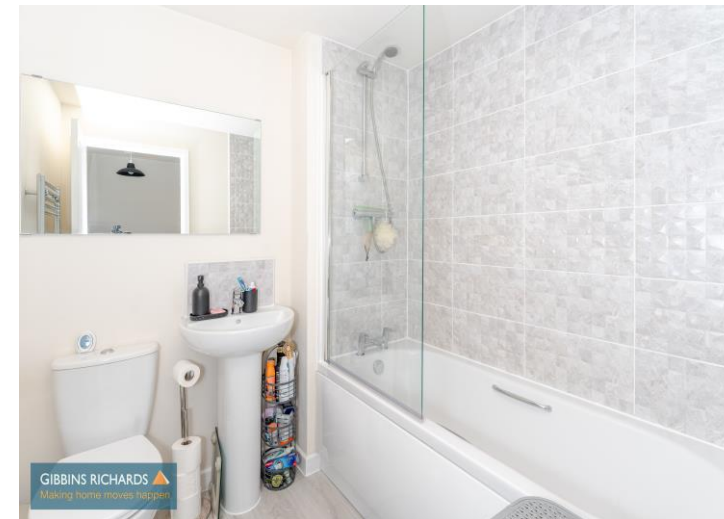
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Entrance Porch
Kitchen/Diner

Stairs to first floor, door to;
12' 0" x 10' 0" (3.65m x 3.05m) Attractively fitted with a range of built-in appliances to include stainless steel oven and hob, built-in washing machine and dishwasher, fridge/freezer unit. Concealed gas fired central heating boiler.

Inner Lobby
Cloakroom
Sitting Room

Door to to cloakroom and sitting room. Low level WC and wash hand basin. 13' 2" x 11' 10" (4.01m x 3.60m) French doors to rear garden.

First Floor Landing
Bedroom 1
Bedroom 2
Bathroom

Doors to two bedrooms and bathroom. 13' 0" x 8' 10" (3.96m x 2.69m) 13' 0" x 8' 5" (3.96m x 2.56m) 6' 7" x 6' 5" (2.01m x 1.95m) Low level WC, wash hand basin and bath with shower over.

Outside

Directly to the front of the property there is an off road parking space as well as a visitors space, whilst the rear garden is of generous size to a low maintenance theme with patio, decking area and gravelled section. Rear pedestrian access gate.

AGENTS NOTE

This property is subject to an annual fee of approximately £213.28 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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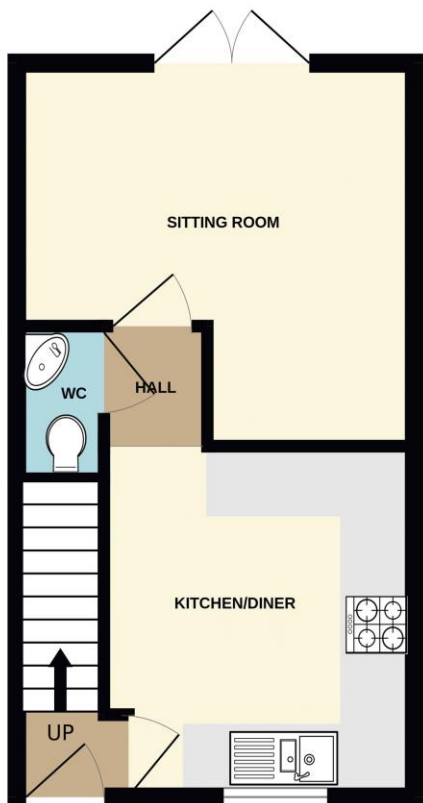


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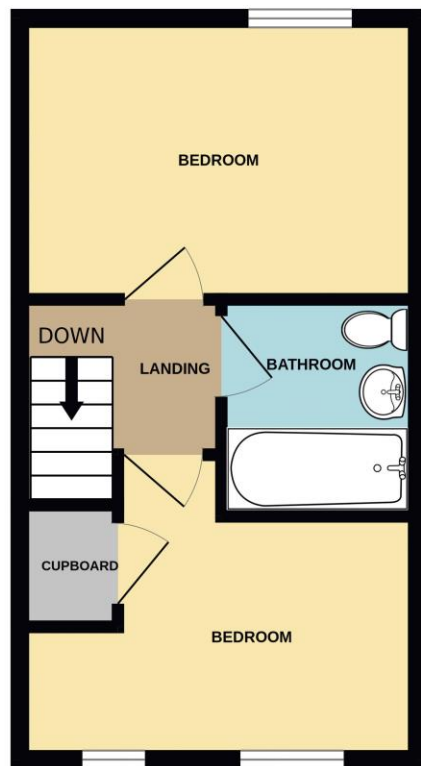


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GROUND FLOOR
287 sq.ft. (26.6 sq.m.) approx.



FIRST FLOOR
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 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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