



GIBBINS RICHARDS 
Making home moves happen

17 Halyard Drive, Bridgwater TA6 3SQ
£220,000

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*** Three Bedroom Home * Garage * Parking * En-suite * No chain ***

A delightful three-bedroom mid-terrace home, enjoying rear parking, single garage and enclosed garden, situated within a popular modern development on Bridgewater's northern side.

The accommodation comprises entrance hallway, cloakroom, sitting room, kitchen/diner and useful understairs storage cupboard. To the first floor are three bedrooms, with the main bedroom benefiting from an en-suite shower room and built-in wardrobe. Bedroom two also enjoys a built-in wardrobe, with bedroom three and the family bathroom completing the first floor.

Externally, the rear garden is arranged with a patio seating area and lawn, with rear access leading to the off-road parking and single garage. The garage can also be accessed via a personnel door from the garden.

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

Total floor area - 771 sq.ft (71.7 sq.m) approx.
Three-bedroom mid-terrace home
Popular modern development
Main bedroom with en-suite shower room
Built-in wardrobes to bedrooms one and two
Kitchen/diner overlooking the rear garden
Ground floor cloakroom
Enclosed rear garden with patio and lawn
Rear access to parking and garage
Single garage with personnel door to garden





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Entrance Hall	Stairs to first floor with under stairs storage cupboard.
WC	4' 11" x 4' 3" (1.5m x 1.3m) Front aspect obscure window. Low level WC and wash hand basin.
Sitting Room	12' 10" x 10' 2" (3.9m x 3.1m) Front aspect window. Feature fireplace.
Kitchen/Diner	18' 4" x 7' 10" (5.6m x 2.4m) Rear aspect window and French doors to garden. Matching eye and low level units with integrated electric oven and gas hob. Space and plumbing for washing machine.
First Floor Landing	Doors to three bedrooms and bathroom. Hatch to loft.
Bedroom 1	11' 10" x 9' 10" (3.6m x 3.0m) Rear aspect window. Built-in wardrobe.
En-Suite Shower Room	Low level WC, wash hand basin and shower enclosure.
Bedroom 2	9' 10" x 7' 10" (3.0m x 2.4m) Rear aspect window. Built-in wardrobe.
Bedroom 3	9' 10" x 5' 11" (3.0m x 1.8m) Front aspect window.
Bathroom	8' 6" x 4' 3" (2.6m x 1.3m) Front aspect obscure window. Low level WC, wash hand basin and bath.
Outside	The rear garden is fully enclosed and laid to patio, lawn and decking area. Rear access gate leads to the parking area and door into garage.
Single Garage	Vehicular up and over door.



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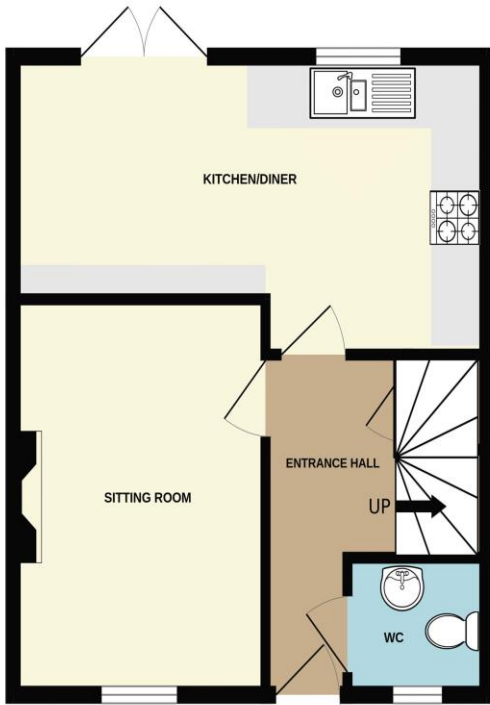


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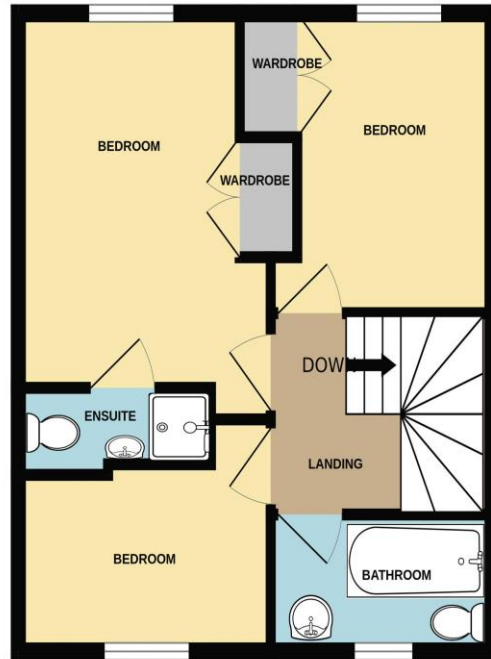


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GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



FIRST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.7 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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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.

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