



GIBBINS RICHARDS 
Making home moves happen

33 Halesleigh Road, Bridgwater TA6 7DY
£229,950

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*** Beautifully presented * Three bedroom house * Walking distance to town *
Private rear garden ***

A spacious three bedroom end terrace home located within easy access to the town centre, this beautifully presented property is fully UPVC double glazed and warmed by mains gas fired central heating. The internal accommodation comprises in brief; entrance porch, entrance hall, sitting room, dining room, modern fitted kitchen, garden/utility room and ground floor bathroom. To the first floor a landing leads to three good size bedrooms and shower room.

Externally the property has unallocated on street parking to the front and low maintenance enclosed rear garden.

Bridgwater town itself provides an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

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

Total floor area - 1042 sq.ft (96.8 sq.m.) approx.
Beautifully presented end terrace home
Walking distance to town centre
Three bedrooms with first floor shower room
Enclosed rear garden
Fully UPVC double glazed
Gas central heating



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Entrance Porch	High level electric fuse board and meters.
Entrance Hall	Stairs rising to first floor. Original tiled flooring. Understairs cupboards.
Dining Room	11' 11" x 9' 10" (3.63m x 2.99m) Double opening doors to garden room. Wide opening to sitting room.
Sitting Room	11' 10" (3.60m) x 11' 2" (3.40m) (excluding bay window) Fitted shutter style blinds to window and window seat.
Kitchen	9' 7" x 9' 4" (2.92m x 2.84m) Doors to garden room and bathroom. Side aspect window. Fitted with a cottage style range of matching eye and low level units. Integrated electric oven with four ring electric hob over and concealed extractor fan, integrated fridge, separate freezer, dishwasher and microwave oven.
Bathroom	9' 5" x 5' 4" (2.87m x 1.62m) Obscure side and rear aspect windows. Low level WC, wash hand basin with storage unit under, bath with chrome hot and cold mixer tap, heated towel rail.
Garden/Utility Room	Access to garden.
First Floor Landing	Hatch to loft. Doors to bedrooms and shower room. Storage cupboards.
Bedroom 1	15' 5" x 11' 1" (4.70m x 3.38m) Two front aspect windows.
Bedroom 2	11' 11" x 10' 0" (3.63m x 3.05m) Rear aspect window.
Bedroom 3	9' 5" x 7' 6" (2.87m x 2.28m) (excluding entrance) Rear aspect window.
Shower Room	6' 2" x 4' 1" (1.88m x 1.24m) (excluding shower recess). Low level WC, wash hand basin and enclosed shower cubicle. Heated towel rail.



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GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



FIRST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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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17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk