



GIBBINS RICHARDS  
sales and lettings

14 Haygrove Road, Bridgwater TA6 7HZ  
£375,000

GIBBINS RICHARDS   
Making home moves happen

\* Popular location \* Three bedroom detached house \* Two reception rooms \* Garage/Workshop & multiple parking \* Front & rear gardens \*

A well presented three double bedroom detached house situated on Bridgwater's sought after west side. The property benefits from gas central heating and is set within a good size plot with private rear garden, off road parking and garage/workshop.

Internally the accommodation comprises in brief; entrance porch, reception hall, sitting room, dining room, ground floor WC, kitchen/breakfast room and separate utility room. To the first floor a landing leads to three double bedrooms (master with en-suite shower room) and family shower room

The property is located just a stones throw from Haygrove School and within easy walking distance to the town centre. Bridgwater's 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: TBC  
Council Tax Band: E

Total floor area - 1716 sq.ft. (159.4 sq.m.) approx.

Desirable location

Three bedroom detached family home

Garage / Workshop

Off road parking for multiple vehicles

Gas central heating

Good sized accommodation throughout

Views to the rear



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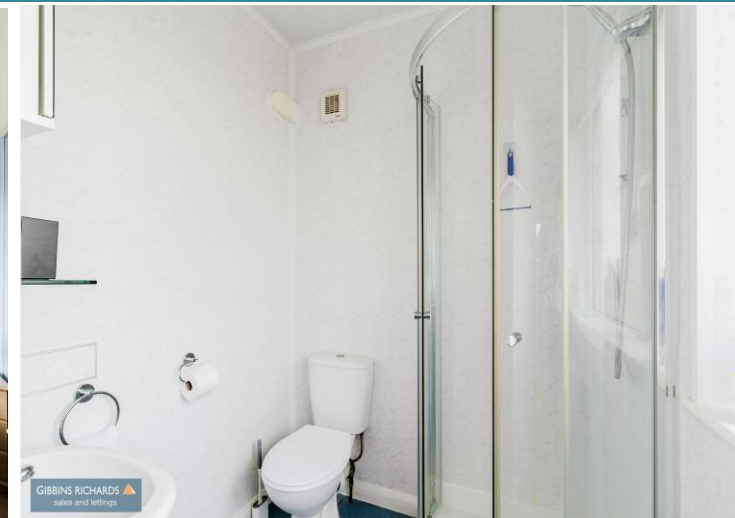
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|                        |                                                                                                                                                                                                                                                      |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Porch         | Door to;                                                                                                                                                                                                                                             |
| Reception Hall         | Stairs to first floor.                                                                                                                                                                                                                               |
| Cloakroom              | Front aspect window. Low level WC and wash hand basin.                                                                                                                                                                                               |
| Sitting Room           | 15' 4" x 14' 4" (4.67m x 4.36m) Front aspect bay window.                                                                                                                                                                                             |
| Dining Room            | 14' 3" x 11' 7" (4.34m x 3.53m) Rear aspect window. Door to workshop.                                                                                                                                                                                |
| Kitchen/Breakfast Room | 14' 3" x 10' 9" (4.34m x 3.27m) Rear and side aspect windows. Door to utility.                                                                                                                                                                       |
| Utility                | Space and plumbing for washing machine.                                                                                                                                                                                                              |
| First Floor Landing    | Doors to three bedrooms and shower room. Storage cupboard.                                                                                                                                                                                           |
| Bedroom 1              | 15' 4" x 14' 4" (4.67m x 4.36m) Front aspect bay window. Door to;                                                                                                                                                                                    |
| En-Suite Shower Room   | 11' 7" x 5' 1" (3.52m x 1.56m) max. Front aspect window. Low level WC, Wash hand basin and corner shower enclosure.                                                                                                                                  |
| Shower Room            | 11' 7" x 4' 9" (3.52m x 1.44m) Side aspect window. Low level WC, wash hand basin and walk-in shower enclosure.                                                                                                                                       |
| Bedroom 2              | 14' 3" x 11' 7" (4.34m x 3.53m) Rear and side aspect windows. Built-in wardrobe.                                                                                                                                                                     |
| Bedroom 3              | 11' 6" x 10' 9" (3.50m x 3.27m) Rear aspect windows. Built-in wardrobes.                                                                                                                                                                             |
| Outside                | To the front of the property there is an area of lawn with pathway leading to the front door and side access to the rear garden. The rear garden is fully enclosed and laid to patio and lawn with mature shrubs and tree. Access into the workshop. |
| Garage                 | 16' 5" x 8' 3" (5.m x 2.52m) with light and power and door into;                                                                                                                                                                                     |
| Workshop               | Side aspect windows. Door to garden.                                                                                                                                                                                                                 |





TOTAL FLOOR AREA: 1716 sq.ft. (159.4 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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
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