



GIBBINS RICHARDS 
sales and lettings

3 Belmont Close, Bridgwater TA6 7JR
£315,000

GIBBINS RICHARDS 
Making home moves happen

Popular Durleigh Location | Parking for Several Vehicles | Oversized Garage & Car Port | West-Facing Rear Garden

A well-presented three bedroom semi-detached home, pleasantly tucked away within a cul-de-sac in the sought-after Durleigh area of Bridgwater. Much improved by the current owners, the property combines smart, comfortable accommodation with excellent outside space, including generous off-road parking, a car port, oversized garage and an enclosed west-facing rear garden.

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

Belmont Close is located in the sought after 'Durleigh' area of Bridgwater which provides both primary and secondary schools of good repute. The property is also within convenient reach of the picturesque Quantock Hills, whilst the town centre is approximately one mile distant and benefit from intercity railway and M5 motorway access.

Three Bedroom Semi-Detached Home
Popular Durleigh Location
Tucked Away Cul-de-Sac Position
Much Improved by the Current Owners
Refitted Kitchen & Bathroom
Car Port & Oversized Garage
Parking for Several Vehicles
Enclosed West-Facing Rear Garden
Convenient Access to Bridgwater Town Centre & M5
New Boiler installed in 2024





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Entrance Hallway

Living Room 14' 6" x 11' 1" (4.42m x 3.38m)

Kitchen/Diner 17' 3" x 7' 6" (5.26m x 2.29m)

Landing

Bedroom 1 11' 8" x 9' 9" (3.56m x 2.97m)

Bedroom 2 10' 8" x 8' 10" (3.25m x 2.69m)

Bedroom 3 7' 9" x 7' 6" (2.36m x 2.29m)

Bathroom

Garage 25' 0" x 12' 0" (7.62m x 3.66m)

Outside

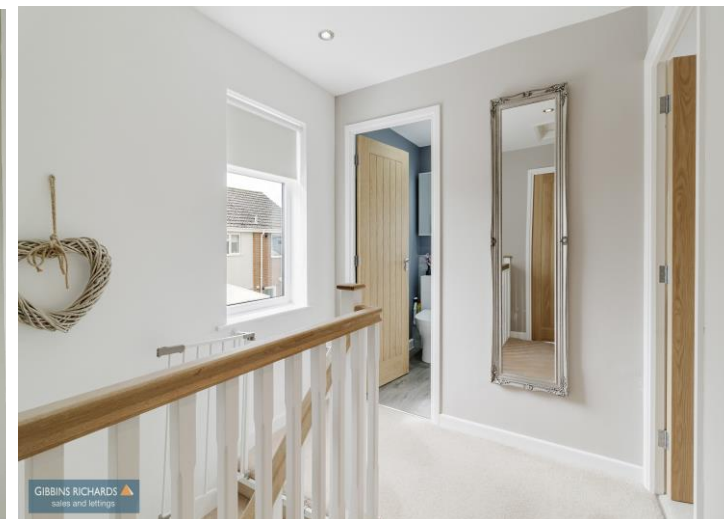
To the front, the property benefits from an open-plan lawned garden with driveway parking extending to the front and side, providing space for two vehicles. Further covered parking is available beneath the car port, which in turn leads to the generously sized garage, fitted with an automatic roller door and benefiting from power, lighting and a rear window. The west-facing rear garden has been designed with low maintenance in mind, incorporating a decked seating area directly adjoining the property, artificial lawn, raised sleeper-planted borders and an outside tap.



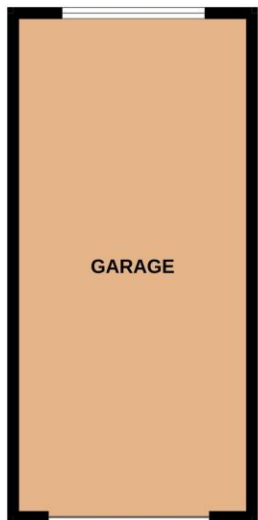
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GROUND FLOOR

1ST FLOOR



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.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's 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 £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk