



GIBBINS RICHARDS 
Making home moves happen

47 Halyard Drive, Bridgwater TA6 3SQ
£274,950

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**** AVAILABLE WITH NO ONWARD CHAIN ****

A three bedroom detached family home situated on northern fringe of Bridgwater and within easy reach of local shops and amenities. The property itself is warmed by gas central heating, fully double glazed, off road parking, single garage and good size rear garden. The accommodation comprises in brief; entrance hall, cloakroom, sitting room, kitchen/dining room, three first floor bedrooms (master with en-suite shower room) and family bathroom.

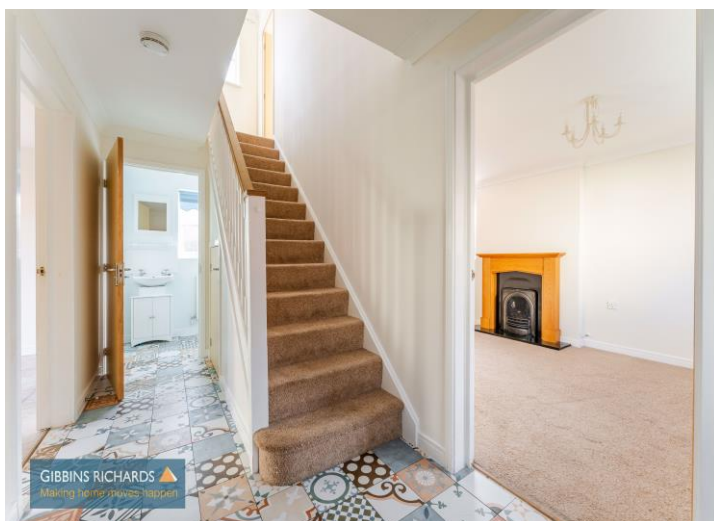
Tenure: Freehold / Energy Rating: C / Council Tax Band: C

The property is located within easy access to Bridgwater's town centre. Bridgwater itself offers 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.

NO ONWARD CHAIN
DETACHED FAMILY HOME
THREE FIRST FLOOR BEDROOMS
GAS CENTRAL HEATING
FULLY DOUBLE GLAZED
OFF ROAD PARKING / SINGLE GARAGE
FULLY ENCLOSED GARDEN
EASY ACCESS TO LOCAL SHOPS & AMENITIES



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Entrance Hall	Leading to kitchen/dining room, sitting room and cloakroom.
Sitting Room	18' 4" x 10' 2" (5.6m x 3.1m) Front and side aspect windows. Feature fireplace.
Cloakroom	5' 11" x 3' 7" (1.8m x 1.1m) Rear aspect obscure window. Low level WC and wash hand basin.
Kitchen/Dining Room	18' 4" x 8' 10" (5.6m x 2.7m) Front aspect window and French doors to rear garden. Fitted eye and low level units with integrated electric oven and gas hob, dishwasher and fridge/freezer. Space and plumbing for washing machine.
First Floor Landing	Rear aspect window. Doors to three bedrooms and family bathroom. Hatch to loft.
Bedroom 1	15' 9" x 10' 6" (4.8m x 3.2m) (max) Side aspect window. Built-in wardrobes. Door to;
En-Suite Shower Room	6' 7" x 4' 7" (2.0m x 1.4m) Front aspect obscure window. Low level WC, wash hand basin and walk-in shower.
Bedroom 2	9' 6" x 8' 10" (2.9m x 2.7m) Front aspect window. Built-in wardrobes.
Bedroom 3	8' 10" x 6' 3" (2.7m x 1.9m) Side aspect window. Built-in wardrobe.
Family Bathroom	7' 3" x 6' 3" (2.2m x 1.9m) Front aspect obscure window. White three piece suite comprising low level WC, wash hand basin and bath. Heated towel rail.
Single Garage	Up and over garage door. Off road parking to the side.



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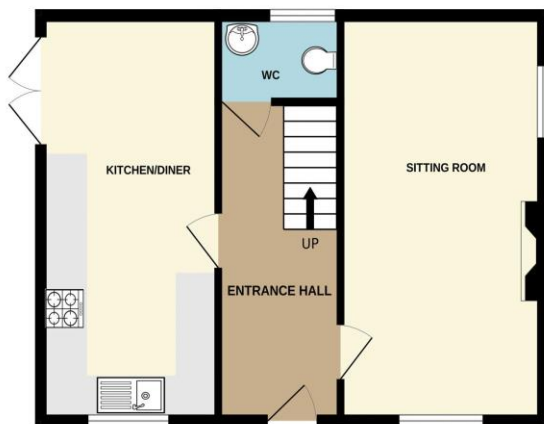


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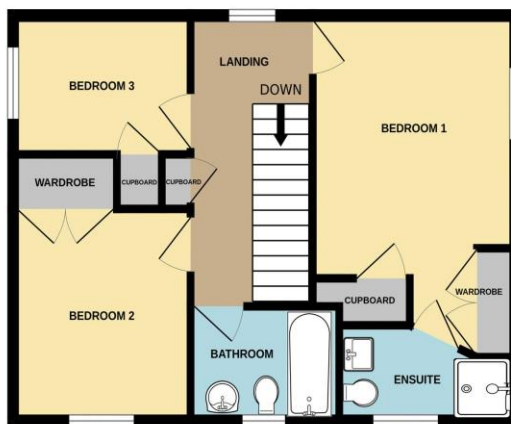


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GROUND FLOOR



FIRST 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.

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