

# Durleigh View Close

Bridgwater, TA6 7AZ

COOPER  
AND  
TANNER



## Asking Price Of £345,000 Freehold

Durleigh View Close is a small and exclusive collection of nine, three-bedroom detached chalet style homes finished to a superb specification and set in the much sought-after Western side of Bridgwater.

# Durleigh View Close

## Bridgwater

### TA6 7AZ

 3  1  2 EPC B

## Asking Price Of £345,000 Freehold

### ACCOMODATION

Each property briefly comprises of an entrance hall, kitchen/dining room, living room, bedroom and cloakroom. To the first floor there are two double bedrooms including the primary with an en-suite, fitted wardrobes and a family bathroom. The rear gardens are all fully enclosed with a patio area for alfresco dining and laid to lawn, off road parking for two cars and with the added benefit of an EV charging point. Each property will benefit from a full ten year NHBC guarantee.

At Durleigh View Close the developers have ensured each home is fitted with a sustainably sourced UK British manufacturer Howden kitchen, complete with a 25-year guarantee on cabinets, a 5-year guarantee on kitchen doors. The kitchen\* comes fully fitted with a dishwasher, washing machine, fridge/freezer, oven, hob and extractor fan. Finished in a matte finished design with a range of wall, base units and drawers with Amtico signature flooring.

The bathrooms\* will be finished in a contemporary design Porcelanosa tiling for all the bathrooms and en-suites with basin splashbacks and full height wall tiling to the showers. The bathrooms will comprise of a crisp and modern bath, wash hand basin and WC. The en-suites will include a walk-in shower, wash hand basin and WC. The cloakrooms will have a WC and wash hand basin. All bathrooms with benefit from Amtico signature flooring.

### LOCATION

Durleigh View is situated on the western edge of Bridgwater

with both town centre and open countryside within easy reach. The development is situated in a popular residential area which benefits from being in the catchment area of highly regraded schools as well as being within a short distance of fishing at Durleigh reservoir.

Bridgwater is a large and historic market town, dating back to approximately 800BC. Geographically the town is located between the Somerset Levels, the Mendips and the Quantock Hills. Local features include the Robert Blake Museum, the lovely 14th century st. Marys church and a highlight of the year is the annual Guy Fawkes carnival.

The town centre provides a wide range of amenities including a variety of independent shops and national chains as well as local pubs and restaurants. The M5 is within easy reach as is the rest of the town retail area.

### SERVICES

Gas central heating is fitted, mains water and drainage are connected. The property is council tax band D and falls under Somerset Council within Bridgwater.

### VIEWING ARRANGEMENTS

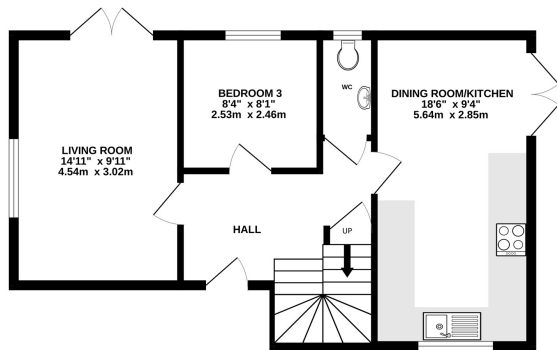
Strictly through prior arrangement with Cooper & Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team.



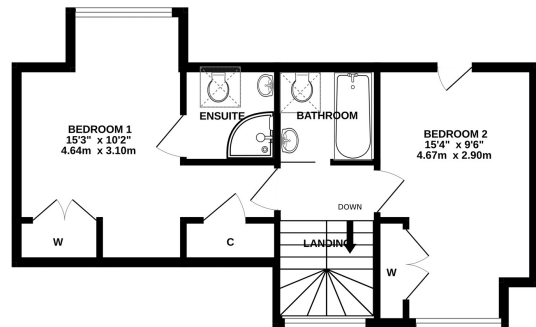




GROUND FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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