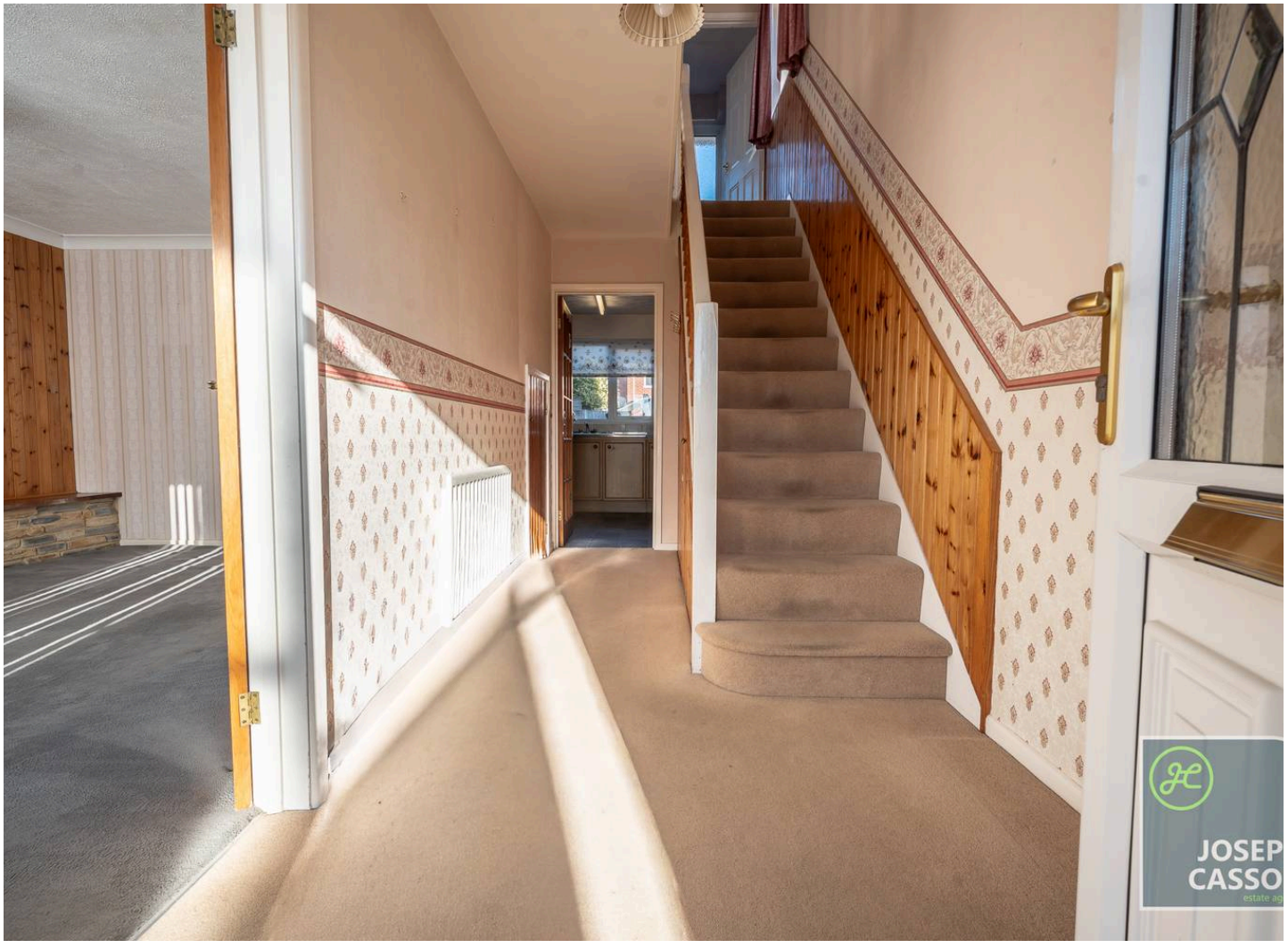


45 Pyrland Walk, Bridgwater - TA6 7PF

£250,000









45 Pyrland Walk

Bridgwater

- No Onward Chain
- Spacious Semi-Detached Property
- Three Bedrooms
- One Bathroom
- Lounge
- Kitchen/Diner
- Front & Rear Gardens
- Garage & Driveway
- Double Glazing & Gas Central Heating

No onward chain. Spacious three-bedroom semi-detached home in a Durleigh cul-de-sac, near amenities and Haygrove School. Excellent potential to personalise.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

NO ONWARD CHAIN. Situated in a cul-de-sac within the highly sought-after **Durleigh** area of Bridgwater, this spacious three-bedroom semi-detached home is ideally positioned for a range of local amenities, including the well-regarded **Haygrove School**. Offering generous living accommodation and excellent potential throughout, the property presents an ideal opportunity for buyers looking to put their own stamp on a home and create a property tailored to their own tastes and requirements.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









ACCOMMODATION

This double glazed and gas centrally heated accommodation briefly comprises an entrance hallway, lounge, kitchen/diner and lean-to on the ground floor. Upstairs, there are three bedrooms and a shower room accessed from the first-floor landing. Externally, the property benefits from a front garden, driveway parking, a garage, and a low-maintenance rear garden.

LOCATION

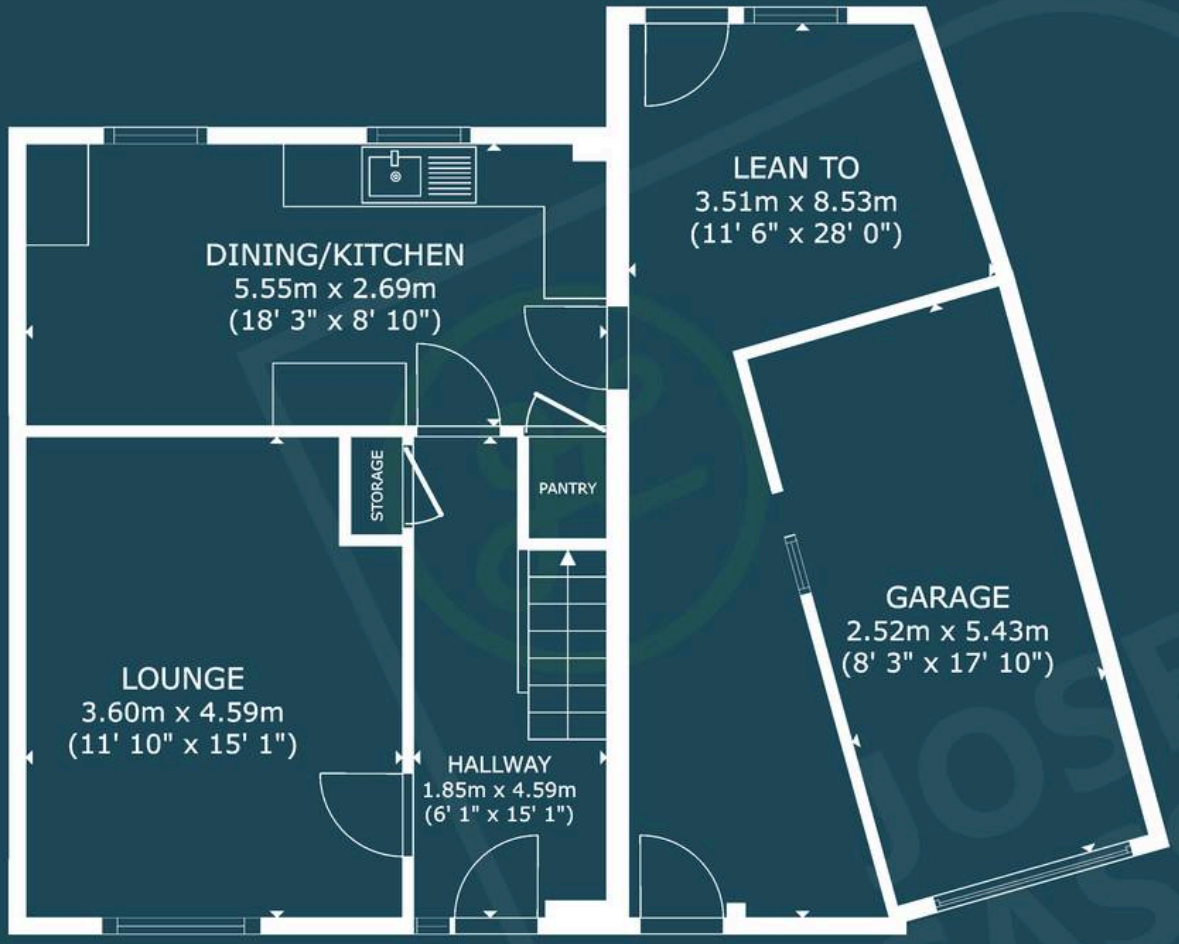
Situated to the west of Bridgwater town centre, this sought-after residential area benefits from a range of local amenities, including a convenience store, post office and hairdresser. The location is particularly popular with families, as Haygrove School, located off Durleigh Road, is regarded as one of Bridgwater's leading secondary schools. Bridgwater town centre is within easy reach and offers an extensive range of shopping, leisure and recreational facilities, together with excellent transport links via the M5 motorway and mainline railway station. To the west lies the beautiful Quantock Hills, England's first Area of Outstanding Natural Beauty, offering a wealth of scenic walks and outdoor pursuits.



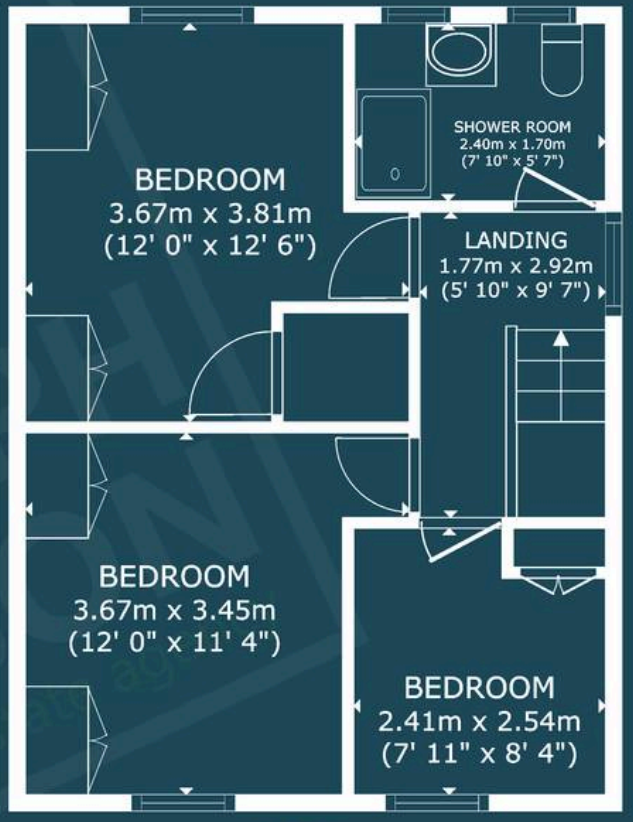








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 61.9 m² (666 sq.ft.) FLOOR 2 40.8 m² (439 sq.ft.)
EXCLUDED AREAS : GARAGE 13.6 m² (146 sq.ft.)
TOTAL : 102.6 m² (1,105 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport