



## 25 Bridgwater Road

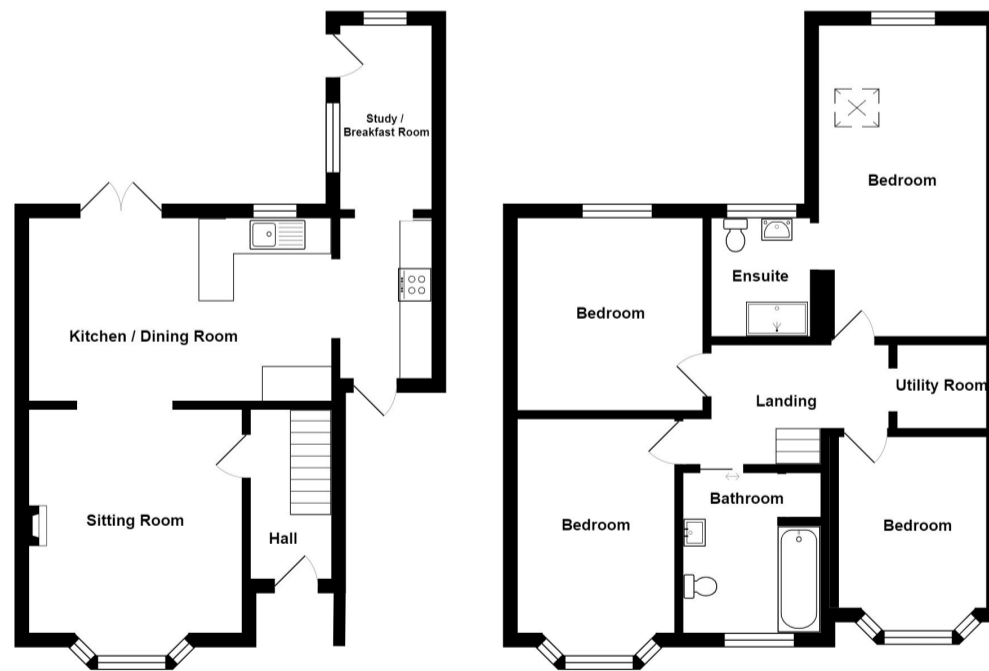
Taunton, TA1 2DP

£347,500 Freehold



Wilkie May  
& Tuckwood

## Floor Plan



Ground Floor

First Floor

For illustration only.  
Decoration, fixtures & fittings do not  
represent the current state of the property.  
Dimensions are approximate & not to scale.  
No responsibility is taken for any errors or  
omissions.

**GROUND FLOOR:** ENTRANCE HALLWAY, SITTING ROOM: 13'0" max x 12'1" max (3.96m max x 3.68m max), KITCHEN/DINING ROOM: 22'1" x 11'5" (6.73m x 3.47m),

STUDY/BREAKFAST ROOM: 10'0" x 5'2" (3.04m x 1.57m)

**FIRST FLOOR:** LANDING, BEDROOM ONE: 18'0" x 9'0" (5.48m x 2.74m), EN-SUITE SHOWER ROOM, BEDROOM TWO: 11'4" x 10'5" (3.45m x 3.17m),

BEDROOM THREE: 12'0" x 9'4" max (3.65m x 2.84m max), BEDROOM FOUR: 10'1" x 8'5" (3.07m x 2.56m), UTILITY ROOM, BATHROOM

## Description

This extended four bedroom older style semi-detached family home is set on the East side of Taunton and is easily accessible for the M5 motorway, as well as Taunton town centre.

Over recent years, the property has been extended to the ground and first floor with the creation of an additional reception room and extra kitchen space, as well as a larger main bedroom and en-suite.

The property benefits from uPVC double glazing, mains gas fired central heating and a generous size garden and offers off-road parking for several family vehicles.

- Semi-Detached
- Four Bedrooms
- Ample Off-Road Parking
- uPVC Double Glazing
- Gas Fired Central Heating



Internally, a front door leads into entrance hall. There is a generous size sitting room that opens into a modern fitted kitchen/dining room. The kitchen has been fitted with a matching range of modern wall and base units, work surfaces and tiled splashbacks with integrated double oven and gas hob, space and plumbing for a dishwasher and a wall mounted gas boiler. There is access through to an additional ground floor reception room, which could be utilised as a study.

To the first floor are four good size bedrooms (bedroom one with vaulted ceiling and en-suite shower room). A family bathroom completes the accommodation. Externally, the front of the property is approached via a driveway providing ample off-road parking for several family vehicles. There is gated side access into a good size rear garden that is fully enclosed and offers a generously proportioned patio, access to lawn and numerous flower beds housing a variety of mature tree and shrubs.

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### GENERAL REMARKS AND STIPULATIONS:

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water with meter, mains electricity, mains drainage, gas fired central heating.

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

**Property Location:** [w3w.co/fled.envelope.headings](https://www.w3w.co/fled.envelope.headings)

**Council Tax Band:** C

**Broadband Availability:** Ultrafast with up to 1000 Mbps download speed and 220 Mbps upload speed.

**Mobile Phone Coverage:** Indoor—voice likely with O2; voice & data limited with EE, Three & Vodafone. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

**Flood Risk:** Rivers & Sea—very low. Surface water—very low.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.



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