



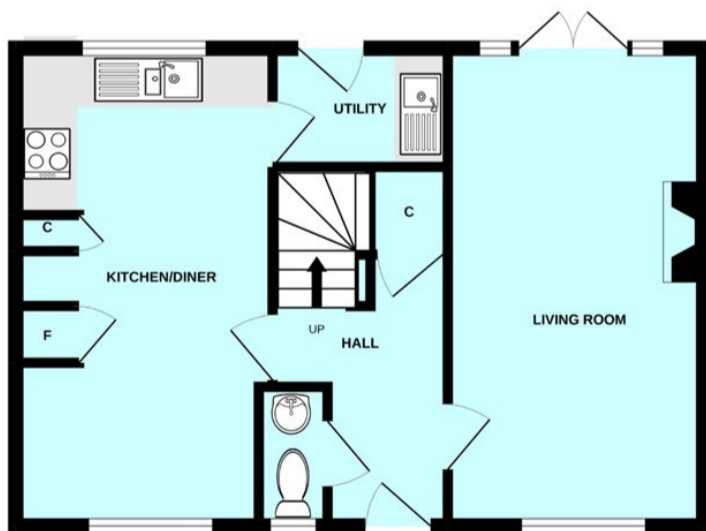
**Lotus Drive**  
 North Petherton, TA5  
 £345,000 Freehold

			
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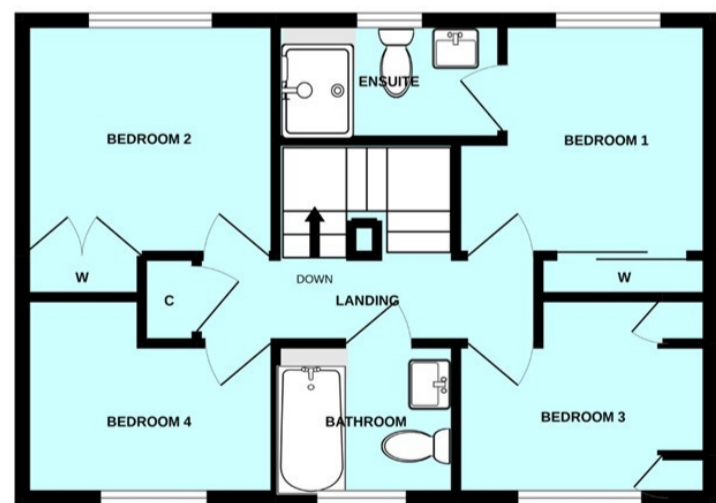
**Wilkie May & Tuckwood**

## Floor Plan

GROUND FLOOR



1ST FLOOR



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**ENTRANCE HALLWAY, CLOAKROOM, LIVING ROOM 21'4" x 11'10"** (6.50m x 3.60m),  
**KITCHEN/DINER 21'2" x 10'3"** (6.45m x 3.12m), **UTILITY, BEDROOM ONE 12' x 10'10"** (3.65m x 3.30m),  
**EN-SUITE, BEDROOM TWO 12'7" x 10'6"** (3.83m x 3.20m), **BEDROOM THREE 12'2" x 8'2"** (3.70m x 2.48m),  
**BEDROOM FOUR 10' x 8'3"** (3.04m x 2.51m), **FAMILY BATHROOM**

# Description

This beautifully presented four bedroom detached family home offers an en-suite shower room, detached garage, off-road parking for a number of cars and private landscaped gardens to the rear.

- Beautifully presented detached house
- Constructed in 2012 by Bloor Homes
- Exclusive position
- Over 21' living room with French doors
- Over 21' kitchen/dining room
- Utility room
- Downstairs' cloakroom
- Principal bedroom with en-suite
- Three further bedrooms
- Bathroom
- Landscaped rear garden
- Garage
- Off-road parking

## THE PROPERTY:

The property was constructed by Bloor Homes in 2012 and enjoys an exclusive position on the Wilstock Village development on the edge of North Petherton.

The accommodation comprises a door to the entrance hall, with an understairs' storage cupboard and stairs to the first floor landing. There is a cloakroom with a WC and a wash hand basin. The property has a light and airy living room with front windows and rear aspect French doors - overlooking and accessing the rear garden - along with a fireplace with an electric fire. The house enjoys a popular kitchen/dining room layout with many integrated appliances - built-in double oven, dishwasher, fridge freezer, hob with an extractor hood over - high and low level storage cupboards, together with spotlighting and overhead concealed lighting. The dining area offers space for a dining room table and chairs and has a front aspect. The house has an adjoining utility room with matching units, sink, plumbing for a washing machine and a concealed boiler powering the domestic hot water and the central heating system with a double glazed door accessing the rear garden.



To the first floor is a galleried landing and a useful store cupboard. There are four bedrooms, three with built-in wardrobes and an en-suite shower room - with a heated towel rail, shower cubicle, WC, wash hand basin and a double glazed obscure window - to the principal bedroom. The main family bathroom benefits from a bath, tiled surround, WC, wash hand basin and a double glazed obscure window.

Outside - To the front the garden is laid to lawn with side driveway providing off-road parking leading to the garage and gated access to the rear garden which has been fully landscaped with a paved patio with a path leading to an additional patio with stepping stones with the garden predominantly laid to lawn and enclosed by fencing, offering a private area.

LOCATION: Situated on the popular Wilstock Development on the outskirts of the market town of Bridgwater with convenient M5 junction 24 access allowing excellent access to Taunton, Bristol and Exeter. There is a shop for day to day needs in the neighbouring Stockmoor Village, together with Somerset Bridge Primary School. A bus service to Bridgwater runs from Stockmoor Village. Bridgwater offers a wide range of amenities including retail, educational and leisure facilities. Main line railway links are available via Bridgwater Railway station together with daily coach service to London Hammersmith from the bus station.



WM&T

## GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty.

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

**Local Authority:** Sedgemoor District Council House, Bridgwater House, King Square, Bridgwater, TA6 3AR

**Council Tax Band:** E



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 whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in April 2023.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

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 PROPERTY MISDESCRIPTIONS ACT 1991 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.

**Tel: 01278 425195**

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