



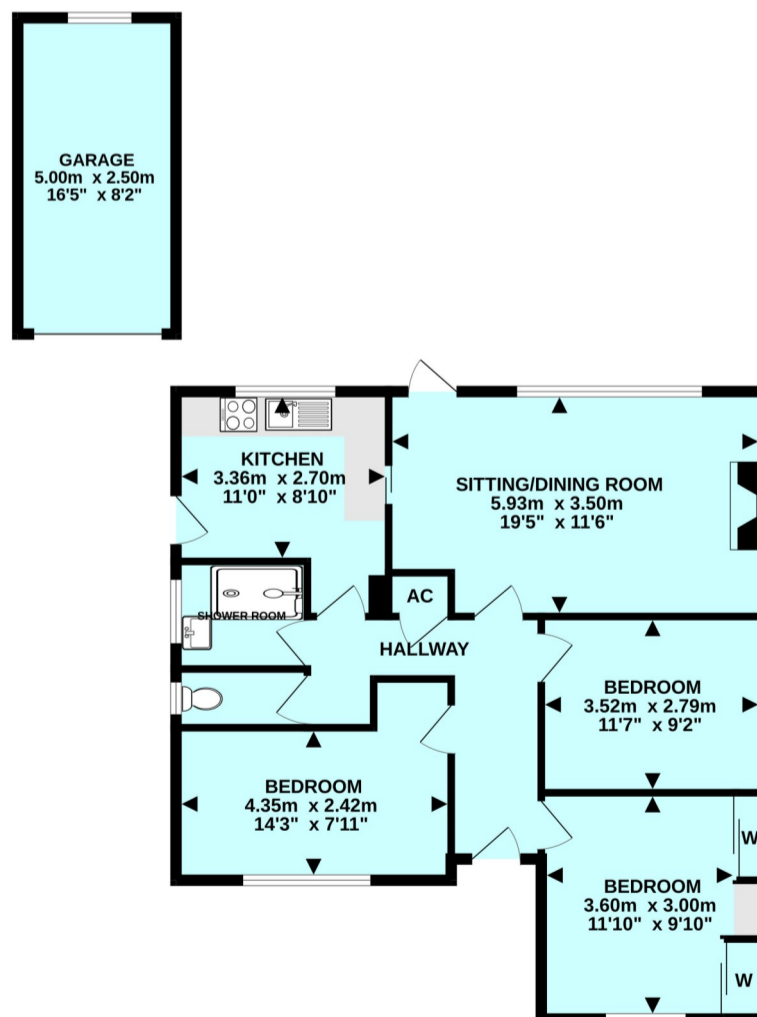
**Willoughby Road**  
 Bridgwater, TA6  
 £320,000 Freehold

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<b>3</b>	<b>2</b>	<b>1</b>	<b>EPC</b>

**Wilkie May & Tuckwood**

## Floor Plan

GROUND FLOOR  
 90.7 sq.m. (977 sq.ft.) approx.



TOTAL FLOOR AREA : 90.7 sq.m. (977 sq.ft.) approx.  
 Made with Metropix ©2023

## Description

This well presented three bedroom detached bungalow is situated close to the parish of Durleigh, benefits from off-road parking for many cars and a garage. The dwelling is served by gas fired central heating, is offered to the market with no chain and has extensive south facing gardens to the rear.

- Three bedroom detached bungalow
- Offered to the market with no chain
- Over 100' southerly facing rear garden
- Living/dining room over 19' in length
- Kitchen/breakfast room
- Three bedrooms
- Shower room, separate WC
- Garage, off-road parking
- Gas fired central heating

### THE PROPERTY:

This three bedroom detached bungalow is offered to the market with no chain. The accommodation comprises an entrance recess and an entrance hall which has an airing cupboard. To the rear is a living room/dining room with a door accessing the rear garden, with an open fireplace, coving to the ceiling and a serving hatch to the kitchen/breakfast room. The kitchen/breakfast room has a range of high and low level units, plumbing for a washing machine, gas boiler powering the domestic hot water and the central heating system and a side double glazed door and a rear aspect.

From the inner hallway are three bedrooms with two wardrobes fitted to the principal bedroom. There is also a separate WC with a window and a shower room with a double shower cubicle, wash hand basin, WC and a double glazed obscure window.

Outside – There is a wall enclosing a lawned area with a side driveway providing parking for many cars leading to the garage. The rear garden is a particular feature of the property, enjoying a southerly direction and receiving a high degree of sunlight and is laid predominantly to lawn, is enclosed by fencing and is approximately 100' (30.48m) in length with individual trees adding to the general privacy of the garden area.

LOCATION: Situated on the favoured west side of the market town of Bridgwater, close to junior and senior schools of high repute. Shops for day to day needs are close by and further shopping facility on the development. The town centre is approximately 1½ miles away with a full range of leisure, retail and shopping facilities. Main line links are available via Bridgwater Railway station. M5 motorway access is available via junctions 23 and 24. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea plus a daily coach service to London Hammersmith from Bridgwater 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:** D



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 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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