

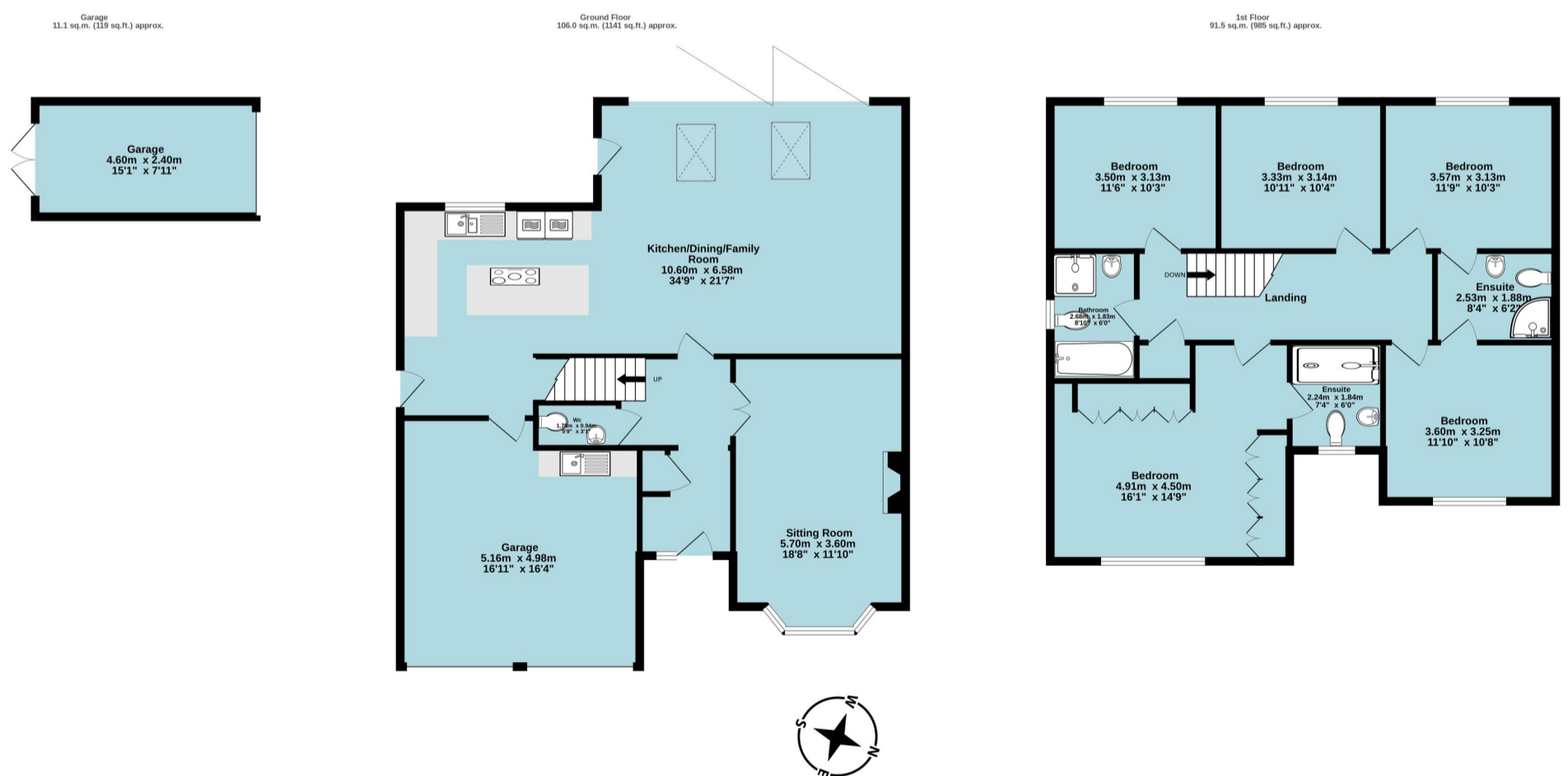


**Halesleigh Road**  
 Bridgwater, TA6  
 £580,000 Freehold

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**Wilkie May & Tuckwood**

## Floor Plan



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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# Description

The residence is an imposing five double bedroom detached house with three garages, private gardens including a separate vegetable garden with a beautiful feature kitchen/dining/family room over 34' in length with stunning bi-folding doors opening onto the south facing garden.

- West side of Bridgwater
- Close to schools of high repute
- Level walk to town centre
- Living room with walk-in bay window
- Over 34' kitchen/dining/family room
- Downstairs' cloakroom
- Principal bedroom with en-suite
- Four further double bedrooms
- Jack and Jill shower room
- Bathroom
- South facing rear garden
- Double garage
- Single garage
- Off-road parking

## THE PROPERTY:

The residence is an imposing five double bedroom detached house with three garages, private gardens including a separate vegetable garden with a beautiful feature kitchen/dining/family room over 34' in length with stunning bi-folding doors opening onto the south facing garden.

The dwelling comprises a door to the entrance porch, with a useful storage cupboard and an entrance hall - with stairs to the first floor landing - and a cloakroom with WC and a wash hand basin.

The living room has a front aspect walk-in bay window, a gas fire and coving to the ceiling. There is a beautiful extended kitchen/dining/family room over 34' in length with full width bi-folding doors - with built-in electric blinds making them very practical - opening onto the south facing gardens, with ceramic tiled flooring and designer radiators. There is a further single door accessing the garden and two double glazed skylights along with spotlighting.

The kitchen area has been fitted with a superb bespoke range of units with a central island and breakfast bar with a variety of storage cupboards and an integrated double oven, dishwasher, microwave and plate warmer together with an induction hob, ceramic tiled flooring and a double glazed door to the side gardens and an internal

door to the double garage which benefits from an electric roller doors. The garage has a rear utility area with a sink, store cupboards and also a gas boiler powering the domestic hot water and the central heating system.

To the first floor are five double bedrooms with a newly equipped en-suite shower room - with a double shower cubicle, having electric controls and two showers over together with a vanity basin, WC and a double glazed obscure window - to the principal bedroom.

Two of the further five bedrooms have Jack and Jill en-suites with a corner shower cubicle, WC and a wash hand basin. The family bathroom benefits from a bath, tiled surround, shower over, WC, wash hand basin and a double glazed obscure window.

Outside - At the front is a sweeping driveway, providing off-road parking and turning for many vehicles leading to the double garage and single garage, together with a level lawn area. To the rear is a stone patio with a garden beyond laid to lawn, enclosed by fencing and has individual trees, faces a southerly direction and offering a great deal of privacy. The stone patio extends to the side where there is a further private area and gated access to an additional garden which is currently being used as a vegetable plot, which is quite a substantial area with a central path which leads to the third garage with access through double patio doors.



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**LOCATION:** Situated on the west side of the market town of Bridgwater close to primary and senior schools of high repute. The property is a level walk to the town centre which offers a full range of amenities including retail and leisure facilities. Junctions 23 and 24 offers easy access to the M5 motorway. Main line links are available via Bridgwater Railway station. There are regular bus services to Taunton, Burnham-on-Sea and Weston-super-Mare together with a daily coach service to London Hammersmith.

### 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



**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 August 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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