

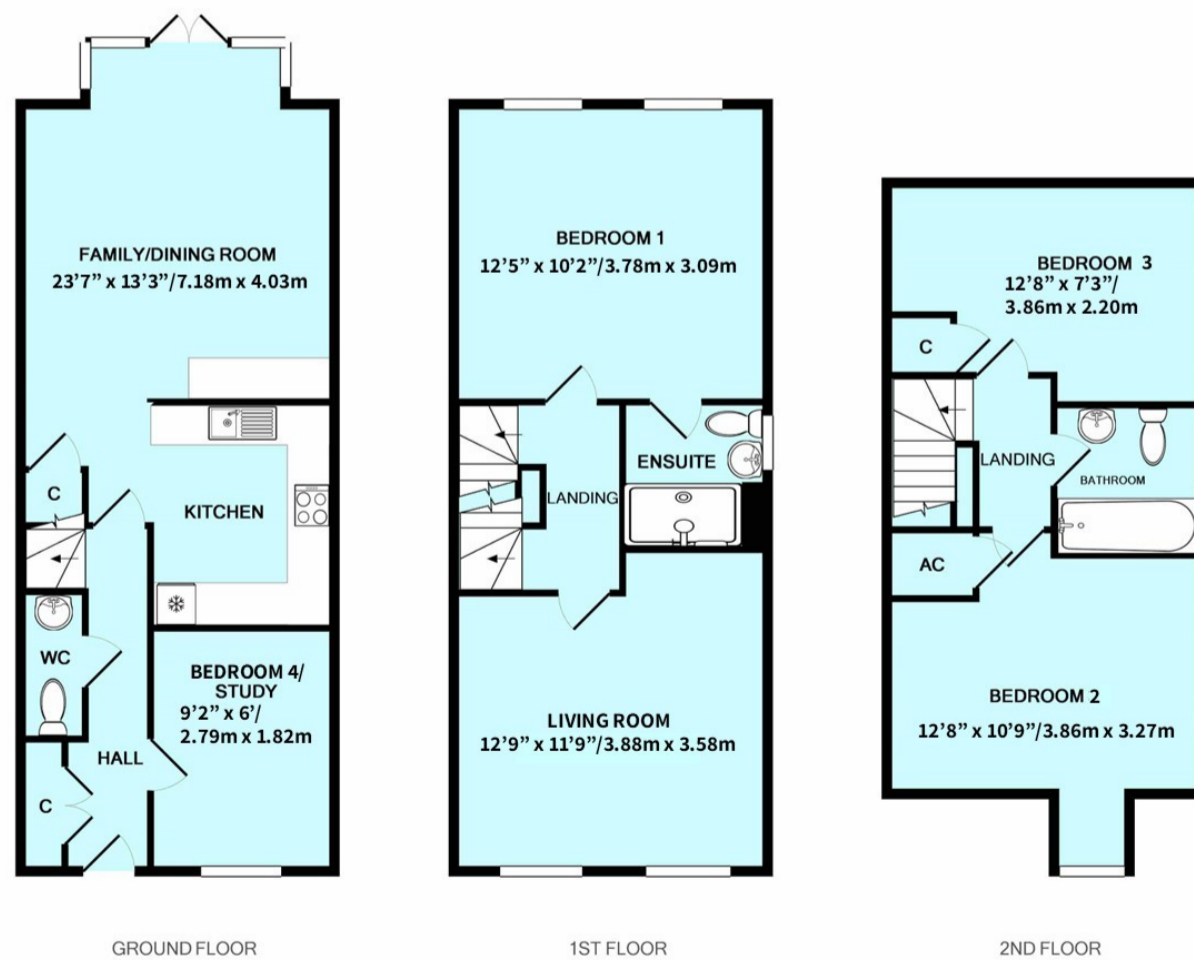


Peploe Way
 Bridgwater, TA6
 £264,500 Freehold

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4	2	2	EPC

Wilkie May & Tuckwood

Floor Plan



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Description

This four bedroom modern town house benefits from off-road parking for two vehicles comfortably and is served by gas fired central heating with flexible accommodation.

- Modern four bedroom house
- Over 23' kitchen/dining/family room
- Ground floor bedroom/study
- Downstairs' cloakroom
- First floor living room
- First floor bedroom and en-suite
- Two bedrooms on second floor
- Bathroom on second floor
- Enclosed rear garden
- Off-road parking for two cars

THE PROPERTY:

The property is a spacious four bedroom family home situated within a level walk of the busy town centre of Bridgwater and benefits from off-road parking for two cars.

The accommodation comprises a door to the entrance hall where there is a downstairs' cloakroom with a wash hand basin and WC. A storage cupboard houses the gas boiler which powers the domestic hot water and the central heating system. The downstairs' study/bedroom four has a front aspect and to the rear is a spacious kitchen/dining/family room over 23' in length. The kitchen is fitted with a modern range of high and low level units with a double oven, integrated gas hob with an extractor fan, integrated dishwasher and a fridge/freezer. There is a useful understairs' storage cupboard and to the living area are French doors that overlook and access the rear garden.

To the first floor is the principal double bedroom with an en-suite shower room – with double shower cubicle, wash hand basin and WC. The living room is L-shaped and enjoys a front aspect.

To the second floor are two further bedrooms – one housing the airing cupboard and a bathroom having a bath, shower over, tiled surround, wash hand basin and WC.

To the front of the house is a small garden area and off-road parking for two cars. To the rear is a paved patio with a garden laid to lawn along with decking and is enclosed by fencing.

LOCATION: This property is situated on the popular Phoenix development with local shops and amenities close to hand and the market town centre of Bridgwater only a short walk away. Close by to the property there is a recreational park and easy access to Cranleigh Gardens Park. The property is a level walk from the town's many amenities including its full range of retail, educational and leisure facilities. The M5 junctions 23 and 24 are nearby allowing easy access to the M5 motorway. Main line links via Bridgwater Railway station are a short, level walk away. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea together with a daily coach service to London Hammersmith.



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: C



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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