

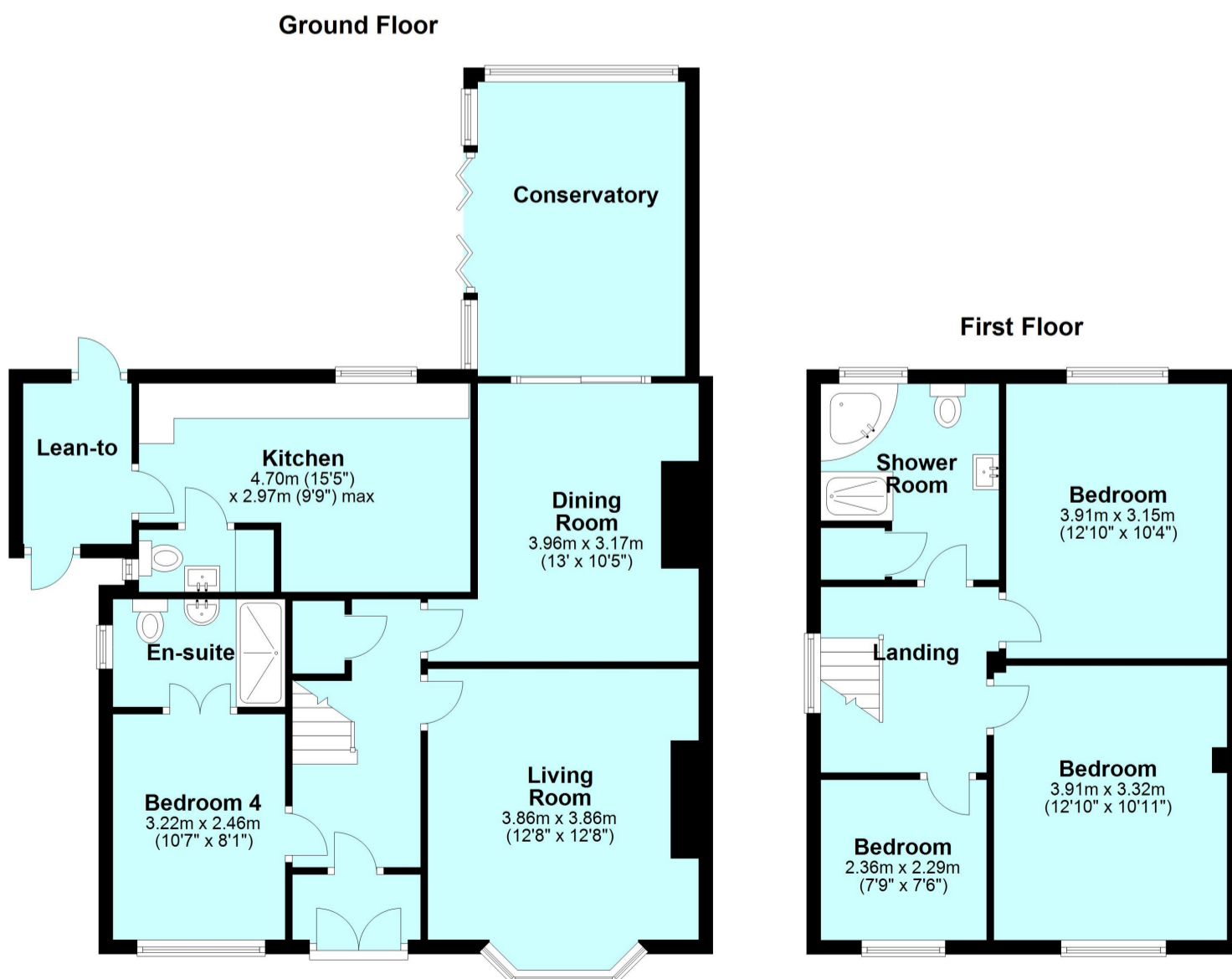


Horsey
 Bridgwater, TA6
 £350,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



Description

A beautifully presented older style four bedroom home which includes a ground floor bedroom with en-suite shower room. The dwelling is located in a charming semi-rural location on a no through road. It backs onto farmland yet within a short drive from Bridgwater's excellent facilities. The house has recently been double glazed and also benefits from a modern LPG gas fired central heating system and quality fitted kitchen and bathroom. There is ample off-road parking at the front and a delightful garden at the rear.

- Older style four bedroom family home
- Semi-rural location overlooks farmland
- Modern double glazing
- Modern LPG gas central heating
- Quality fitted kitchen
- Front aspect living room
- Dining room
- Conservatory overlooks rear garden
- Ground floor bedroom and en-suite
- Three bedrooms
- Recently fitted bathroom
- Off-road parking, gardens

THE PROPERTY:

A beautifully presented older style four bedroom home which includes a ground floor bedroom with en-suite shower room. The dwelling is located in a charming semi-rural location on a no through road. It backs onto farmland yet is within a short drive from Bridgwater's excellent facilities. The house has recently been double glazed and also benefits from a modern LPG gas fired central heating system and quality fitted kitchen and bathroom. There is ample off-road parking at the front and a delightful garden at the rear.

Double doors open into a porch which then opens into the entrance hall where stairs rise to the first floor and a useful cupboard under. To the right is a well-proportioned living room with bay window and inset wood burner. Beyond is a kitchen/dining room – the kitchen area has been extensively refitted with a range of white fronted base and wall cupboards, wood style worktops, Belfast style sink and an array of integrated appliances. Adjacent to the kitchen is a dining area with ample space for a table and chairs. Located off the kitchen is a useful 'downstairs' cloakroom and lean-to/utilities' area. Beyond the dining room is a pleasant conservatory which opens and overlooks the rear garden and

beyond to open farmland. Finally on the ground floor is a bedroom and an en-suite shower room which would be ideal for a mature relative or teenager.

On the first floor are three generous bedrooms – two with built-in wardrobes – together with a recently re-equipped bathroom including a corner bath, separate shower cubicle, basin and WC.

Outside – At the front is ample off-road parking and at the rear a level garden overlooking fields and comprising lawn, decking, mature borders, shed and greenhouse.

LOCATION: The residential area of Horsey is located in a semi-rural location on the north eastern fringe of Bridgwater on a quiet no through road. It benefits from being just a few hundred metres from the edge of the town yet enjoys being encircled by farmland. Local shops and schooling at various levels are all less than 1 mile away whilst the market town centre of Bridgwater is approximately 2 miles away as is the M5 motorway junction 23.



WM&T

GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, mains drainage, LPG gas 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 September 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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