

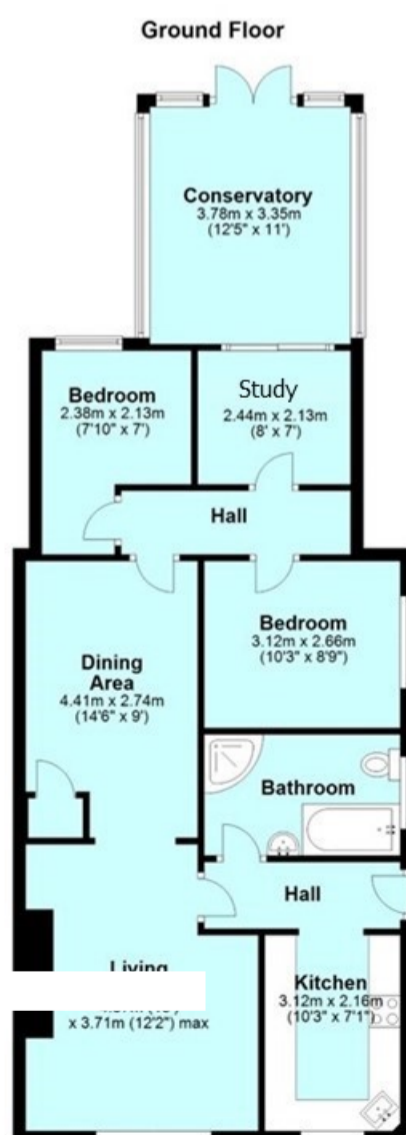


Heather Close
 Bridgwater, TA6
 £219,950 Freehold

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**Wilkie May
 & Tuckwood**

Floor Plan



Description

This extended two bedroom semi-detached bungalow is situated on the popular Bridge Estate with off-road parking for many cars, garage and a workshop, together with a conservatory to the rear. The property requires modernisation, is sold with no chain and enjoys gas fired central heating.

- Popular Bridge Estate development
- Extended two bedroom bungalow
- Over 15' living room
- Dining room over 14'
- Kitchen
- Bathroom
- Study
- Conservatory overlooks rear garden
- Gas fired central heating
- Garage and workshop
- No onward chain

THE PROPERTY:

The property is situated on the popular development, does require modernisation and is offered to the market with no chain.

The accommodation comprises a door to the entrance lobby and a kitchen with front aspect window, fitted with a range of high and low level units, an integrated oven with an extractor hood, fridge, freezer and dishwasher together with plumbing for a washing machine. There is a living room which has a front aspect window and fireplace surround with gas fire (not in service). The bathroom has a bath, corner shower cubicle, with WC, wash hand basin and a double glazed obscure window. The separate dining room which has a sun pipe and a useful airing cupboard.

To the rear is a lobby area with access to a study and two bedrooms. From the study are sliding patio doors opening to the conservatory which is of a particularly good size, is fully double glazed with a polycarbonate roof and tiled flooring and French doors opening to the rear garden.

To the front the garden is laid to lawn with side driveway providing parking for many cars, leading to the garage with an electric up and over roller door and to the back of the garage is a separate workshop with light and power connected with side double glazed door leading to the back garden.

The rear garden is private, benefits from a paved patio, garden laid to lawn and is enclosed by fencing and walling.

LOCATION: The property is situated on the popular Bridge Estate development close to local shops and amenities for day to day needs. Bridgwater offers 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 are available via Bridgwater Railway station. 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 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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