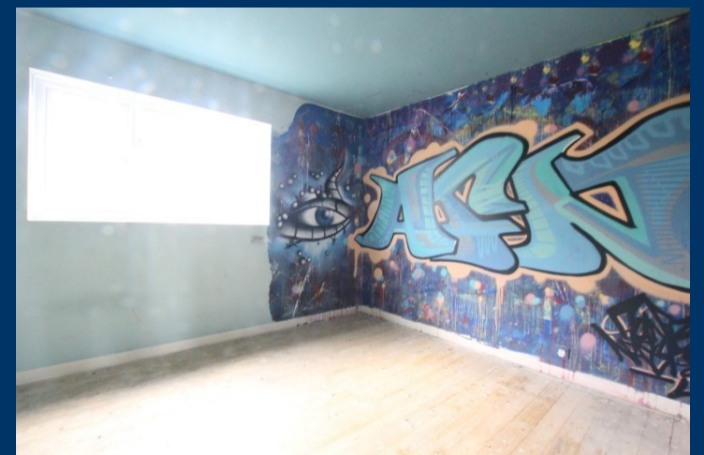




## Stoles Cottages

Dunwear Lane, Dunwear, Bridgwater, Somerset, TA6

**WILKIE MAY  
& TUCKWOOD**



### DESCRIPTION:

The accommodation includes an entrance hall, leading to a small conservatory room with quarry tiled flooring, polycarbonate roof and double glazed door to the rear garden. The living room has a wood burning stove and a front aspect window. There is an inner lobby with stairs to the first floor landing, a dining room with side door and to the rear of the property is a kitchen/breakfast room which requires some modernisation and a further rear lobby with a downstairs' cloakroom which has a double glazed door to the rear garden.

To the first floor are three bedrooms and a bathroom suite.

Outside – To the front is a small garden area and to the rear the enclosed garden has been cleared offering a spacious area and a complete blank canvas.

### DIRECTIONS:

From our St Mary Street office proceed on the one-way system to the mini-roundabout, go straight on and turn left. Proceed through the next two sets of traffic lights, turn right at the next lights following the road into Cranleigh Gardens. Continue on this road to the junction and turn right into St John Street. Take the second exit at the mini-roundabout onto Westonzoyland Road. Continue past St Johns and St Francis School then turn right into Dunwear Lane before the motorway flyover. Continue on this road where the property can be found on the right hand side indicated by our For Sale board.

### LOCATION:

The property enjoys some attractive walks along the River Parrett and Bridgwater and Taunton Canal. Dunwear is on the eastern fringe of the market town of Bridgwater with good access to the M5 at junction 23 without passing through the town. Bridgwater offers a full range of facilities including retail, educational and leisure amenities. Main line links are available via Bridgwater Railway station. There is a daily coach service to London from Bridgwater bus station together with regular bus services to Taunton, Burnham-on-Sea and Weston-super-Mare.



**This spacious three bedroom semi-rural property overlooks open fields to the front with gardens in excess of 100' in length at the rear.**

**ACCOMMODATION** [All measurements are approximate],

**ENTRANCE PORCH, LIVING ROOM 15'1" x 14'3" (4.59m x 4.34m), INNER HALLWAY, CONSERVATORY, DINING ROOM 8'1" x 8'4" (2.46m x 2.54m), KITCHEN/BREAKFAST ROOM 15' x 10'6" (4.57m x 3.20m), REAR LOBBY, DOWNSTAIRS' CLOAKROOM, BEDROOM ONE 15' x 10'10" (4.57m x 3.30m), BEDROOM TWO 13'2" x 7'5" (4.01m x 2.26m), BEDROOM THREE 9'8" x 8'8" (2.94m x 2.64m), FAMILY BATHROOM, OUTSIDE – FRONT AND REAR GARDEN**

**Stoles Cottages**  
Dunwear Lane | Dunwear | Bridgwater | Somerset | TA6

**Price: £180,000**

**GENERAL REMARKS AND STIPULATION**

**Tenure:**

The property is offered for sale freehold, by private treaty with vacant possession on completion.

**Services:**

Mains water, mains electricity, septic tank drainage.

**EPC:** G20



**Floorplan:**



**Tel: 01278 425195**  
34 St Mary Street, Bridgwater, Somerset,  
TA6 3LY [bridgwater@wilkie.co.uk](mailto:bridgwater@wilkie.co.uk)



**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 March 2021.

**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.

**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. 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 the 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.