

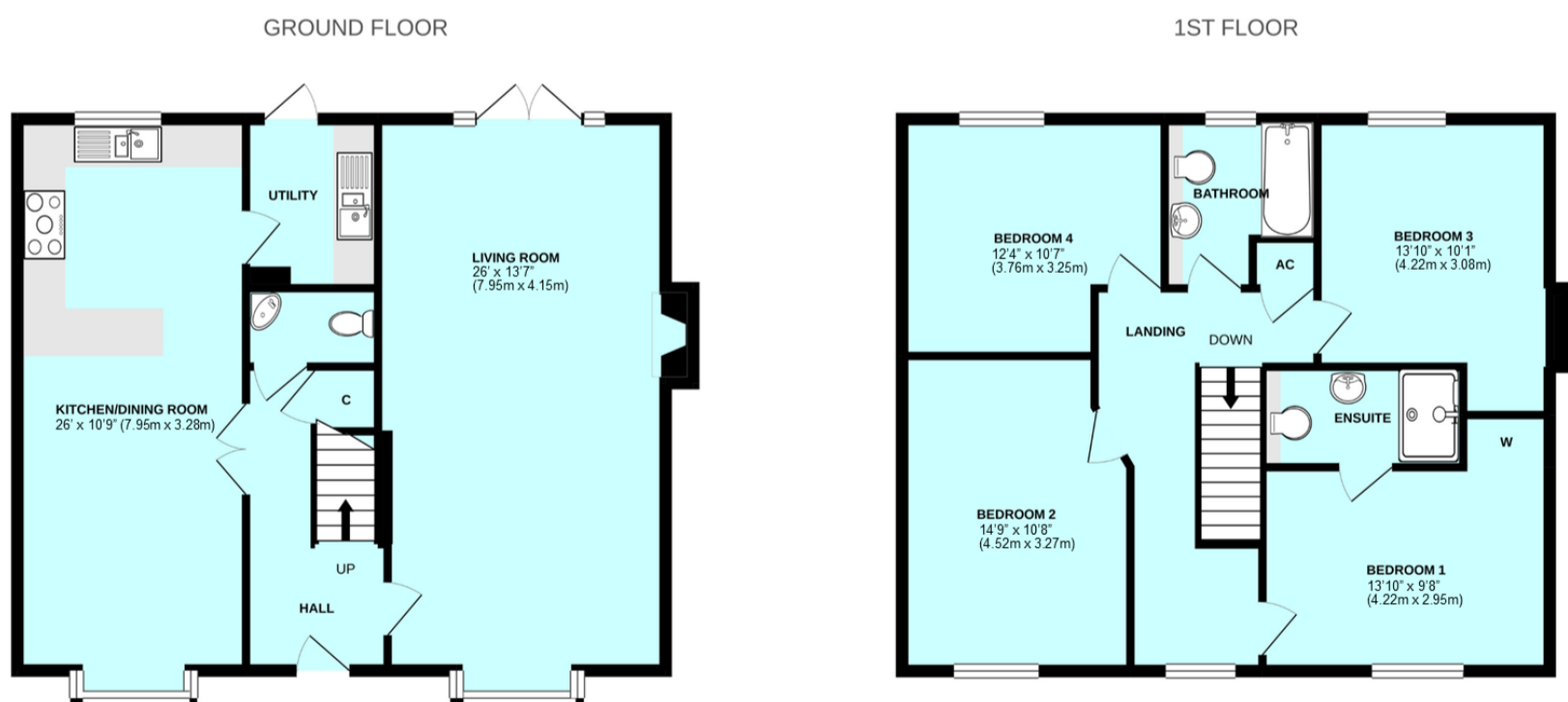


Morgan Street
 Bridgwater, TA6
 £475,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



Made with Metropix ©2021

Description

An immaculately presented four double bedroom detached family home with double garage, located on the highly sought after west side of Bridgwater.

Internally the property is extremely light and airy with superb fixtures and fittings throughout. In addition there is a beautiful garden at the rear which is of a generous size and relatively private.

- Highly sought after detached house
- Immaculately presented throughout
- 26' living room with dual aspect
- 26' kitchen/dining room
- Separate utility room
- Principal bedroom with en-suite
- Three further double bedrooms
- Bathroom
- Gas central heating
- Private rear garden
- Double garage
- Off-road parking for multiple vehicles

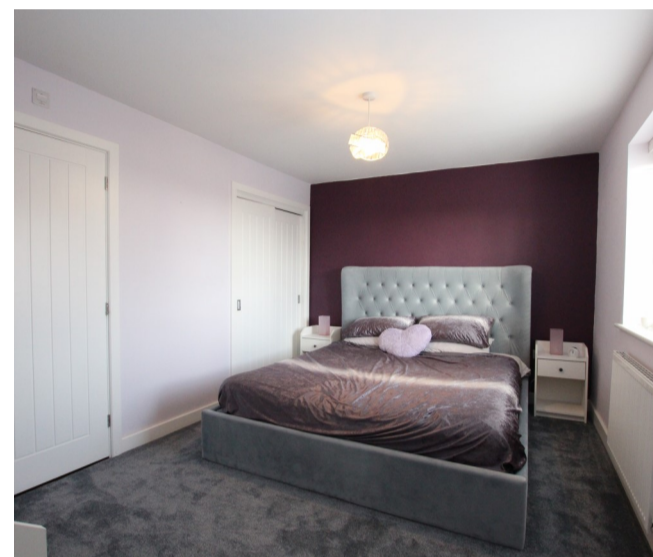
THE PROPERTY

The accommodation comprises an entrance hall where stairs rise to the first floor. Off the hall is a cloakroom with WC and basin. To the right is a very large living room which is dual aspect with a bay window at the front and French doors which open onto and overlook the landscaped rear garden. Centrally situated is a fireplace with inset gas fired stove. To the opposite side of the hall is an impressive kitchen/dining room which is accessed via double doors. The kitchen area is a particular feature of the property and includes an excellent range of base and wall cupboards along with rolltop working surfaces, built within are two separate electric ovens, with a gas five-ring hob and hood. In addition is an integrated dishwasher and fridge freezer. The sink is below a window which overlooks the garden. The dining room area again enjoys a front aspect bay window and there is ample space for a dining table and chairs. Off the kitchen area is a separate utility room with additional base and wall cupboards, space for a washing machine and a tumble dryer and on one wall a gas fired boiler which provides heating and hot water. A door provides access onto the rear garden.

On the first floor is large feature landing with a window which enjoys a far-reaching semi-rural view. Off is a principal bedroom with built-in wardrobe and alongside an ensuite shower room which includes a shower cubicle, WC and basin.

Outside – There is a brick paved driveway which provides off-road parking for several vehicles and leads in turn to a double garage approached via two metal up and over doors. At the rear, and as previously stated, there is a wonderful enclosed and private garden. Initially behind the property there are patio areas for al fresco dining, hot tubs etc. Beyond this is a large sweeping level lawn and flower and shrub beds. The property's garden is unusually private.

LOCATION: Situated within walking distance of the town centre as well as benefiting from junior and senior schools of high repute close by. Bridgwater offers a full range of facilities including retail, educational and leisure amenities. The M5 motorway can be accessed via either junction 23 or 24 as well as main line links via Bridgwater Railway station. Regular bus services run to Taunton, Weston-super-Mare and Burnham-on-Sea and a daily coach service to London Hammersmith from Bridgwater Bus Station. Boating and fishing activities can be enjoyed at the nearby Durleigh and Hawkridge Reservoirs and golf courses can be found at Enmore and Taunton. The Quantock Hills, designated as an Area of Outstanding Natural Beauty, are just a short distance providing a wonderful location for all country pursuits including a wide network of footpaths.



WM&T

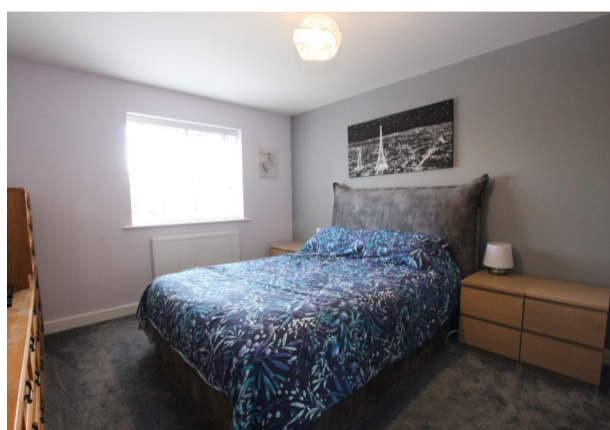
GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, mains drainage, gas central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: F



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 December 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.

Tel: 01278 425195

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