

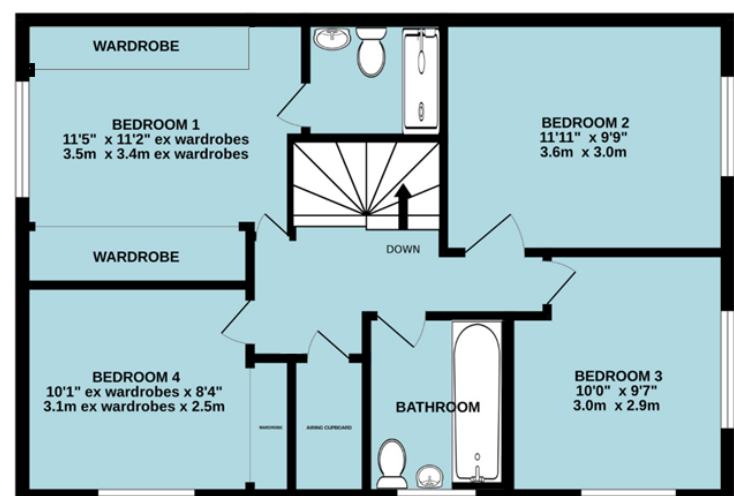
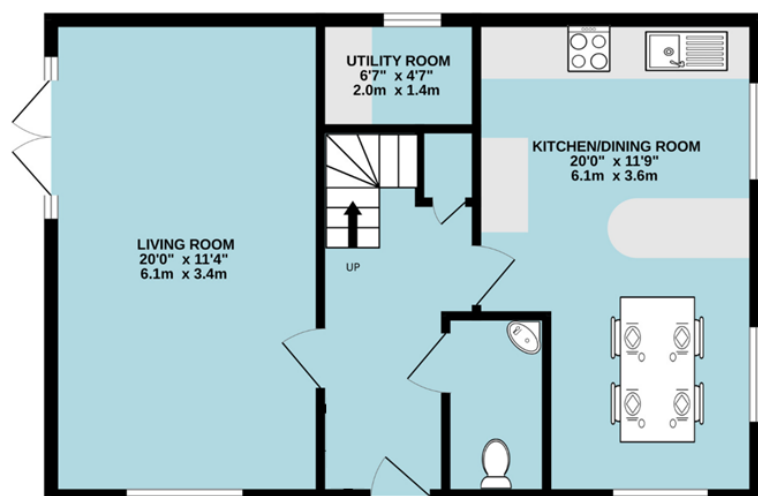


**Greenacres**  
 Bridgwater, TA7  
 £375,000 Freehold

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<b>4</b>	<b>1</b>	<b>2</b>	<b>EPC</b>

**Wilkie May & Tuckwood**

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Description

A beautifully presented detached four bedroom executive style home which has been significantly upgraded from the standard specification. These improvements include a higher grade superbly fitted kitchen which includes grey fronted units and contrasting quartz style worktops and an array of built-in appliances including an AEG double oven, five-ring gas hob and hood. There is also a luxury en-suite shower room which is located off the principal bedroom. The whole house is gas centrally heated, is double glazed and benefits from a larger than average level garden.

- Sought after village location
- Excellent transport links
- Four double bedroom family home
- 20' living room with French doors
- Kitchen/dining room
- Utility room and downstairs cloakroom
- Four generous sized bedrooms
- En-suite shower room to bedroom one
- High specification family bathroom
- Gas fired central heating
- Larger than average level garden
- Garage and off-road parking

## THE PROPERTY:

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The accommodation comprises an entrance hall where stairs rise to the first floor. To one side is a cloakroom which includes a WC and basin. Off to the left is a large well proportioned living room with French doors and window which open and overlook the rear garden. On the opposite side of the dwelling is the kitchen and dining room, which is again of a very generous size, and includes a peninsular bar and ample space for a family size dining room table and chairs. The kitchen is complemented by a utility room with an integrated washing machine.

Outside – There is multiple off-road parking via a driveway which in turns leads to a garage. The garden can be approached from either the house or the side access and comprises patio and lawn and is relatively private.

LOCATION: Situated in the popular Polden Hill village of Puriton with shops and services available and good access to the M5 motorway. The village has a busy community with sports centre, parish church, primary school, inn, post office, butcher/general store and hairdresser. From the village there are bus services to Street and Wells, Weston-super-Mare, Bridgwater and Taunton. The M5 junction 23 is nearby. Bridgwater offers a full range of services of including retail, leisure and educational facilities. There are main line links at Bridgwater Railway Station and a daily coach to London Hammersmith from Bridgwater Bus Station.



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## 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. Annual maintenance service charge – £360.20 for 2023.

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



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 January 2024.

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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