



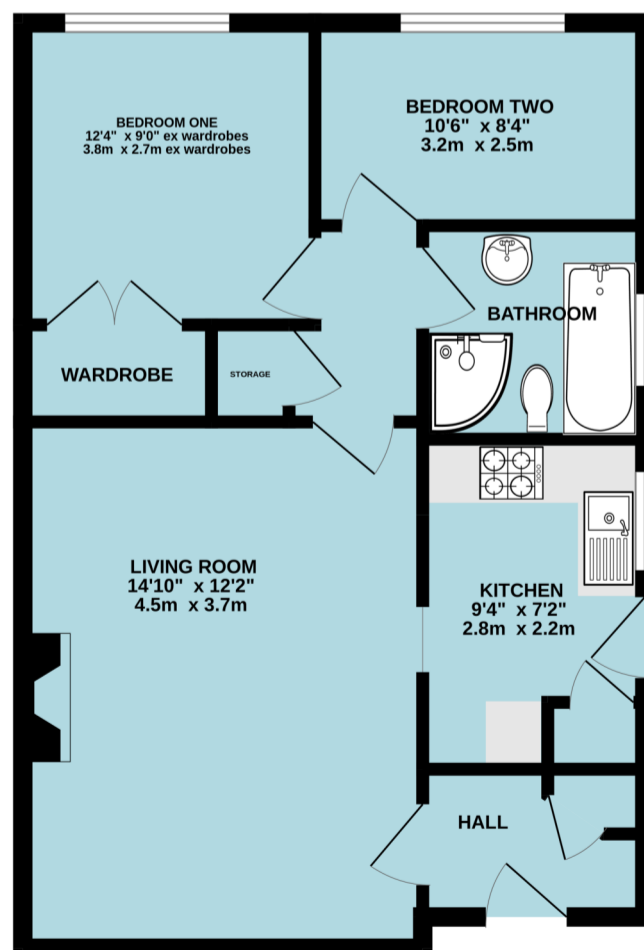
Hawthorn Close
 Bridgwater, TA6
 £207,000 Freehold

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Wilkie May & Tuckwood

Floor Plan

GROUND FLOOR



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 well presented two bedroom semi-detached bungalow with off-road parking, double glazing and gas fired central heating. In addition there are pleasant level gardens at the front and rear – the rear of which has a sunny aspect.

- Popular Bower Manor development
- Two bedroom bungalow
- Gas fired central heating
- Double glazing
- Pleasant levels gardens
- Westerly aspect rear garden
- Off-road parking

THE PROPERTY:

The accommodation comprises a front door which opens into the entrance hall which houses the gas fired boiler and a corner cupboard. To the left is a living room which is well proportioned and has a feature electric fire with an attractive surround and a front aspect window. The kitchen is well fitted with a range of light wood fronted units including base and wall cupboards and worktops. There is a built-in oven, hob and hood and a traditional corner larder along with recesses for other appliances. A window overlooks the side with a door providing access alongside.

Both of the bedrooms are doubles and one includes built-in wardrobes. The bathroom is extremely well fitted and comprises a bath, with separate shower cubicle, WC, basin and a heated towel rail.

Outside – Gardens at the front are principally lawned with an off-road parking area and at the rear is a traditional lawn, an artificial lawn and a patio area. The garden benefits from a westerly aspect.

LOCATION: Situated in the most popular Bower Manor development with local shops close to hand for day to day needs. Offering good access to junction 23 of the M5 motorway without passing through the town whilst also having a regular bus service to the town centre. Bridgwater College and the hospital are close by whilst the centre of Bridgwater is just one and a half miles distant and offers an excellent range of facilities along with a mainline railway link and daily coach service to London.



WM&T

GENERAL REMARKS AND STIPULATION

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

Construction: Brick cavity.

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

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

Council Tax Band: B

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mbps download and 100Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data are likely to be available with EE, Three, O2 and Vodafone.

Flood Risk: Rivers and sea: Low risk **Surface water:** Low risk **Reservoirs:** Yes **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



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 February 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.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY