



**North Street**  
 Bridgwater, TA6  
 £320,000 Freehold

4 Bedrooms | 3 Bathrooms | 2 Bathrooms | EPC

**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

This Victorian period town house of solid brick construction is served by gas fired central heating, benefitting from a south facing garden and garage to the rear.

- Victorian period town house
- Character features throughout
- Dining room with bay window
- Living room with fireplace
- Family room
- Kitchen/breakfast room over 23'
- Principal bedroom with en-suite
- Two further bedrooms on first floor
- Bedroom four/attic room
- Front and rear gardens
- Garage
- Steam room
- Garden store
- Rear vehicular access

## THE PROPERTY:

The entrance porch leads to the entrance hallway with stairs to the first floor landing.

The dining room has a feature fireplace and a front aspect bay window. The separate living room also has a fireplace. The utility/shower room has a shower cubicle, wash hand basin and WC. The family room has French doors opening onto the rear garden and a fireplace. The kitchen/breakfast room benefits from a range of units, five-ring gas Range cooker, a rear and side aspect window and a door leading to the rear garden.

On the first floor is a landing off which are three bedrooms complemented by a bathroom – having a bath, WC, wash hand basin – and the principal bedroom has an en-suite shower room – with shower cubicle, WC and wash hand basin.

There are stairs to bedroom four/attic room with a skylight.

Outside – The garden to the front provides screening from the road and to the rear the garden is enclosed and leads to the garage where there is a garden store, steam room, garage area and rear vehicular access.

**LOCATION:** The property is situated on the favoured west side of Bridgwater and is within walking distance of the town centre allowing access to the town's amenities including retail and entertainment facilities and is close to junior and senior schools of high repute. Junctions 23 and 24 offer easy access to the M5 motorway. Main line links are available via Bridgwater Railway station. There are regular bus services to Taunton, Burnham-on-Sea and Weston-super-Mare together with a daily coach service to London Hammersmith.



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## GENERAL REMARKS AND STIPULATION

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

**Construction:** Solid brick.

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

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

**Council Tax Band:** B

**Broadband Coverage:** We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 80Mbps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data available with EE, Three, O2 and Vodafone.

**Flood Risk: Rivers and sea:** Very low risk

**Surface water:** Low risk

**Reservoirs:** Unlikely

**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.

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