



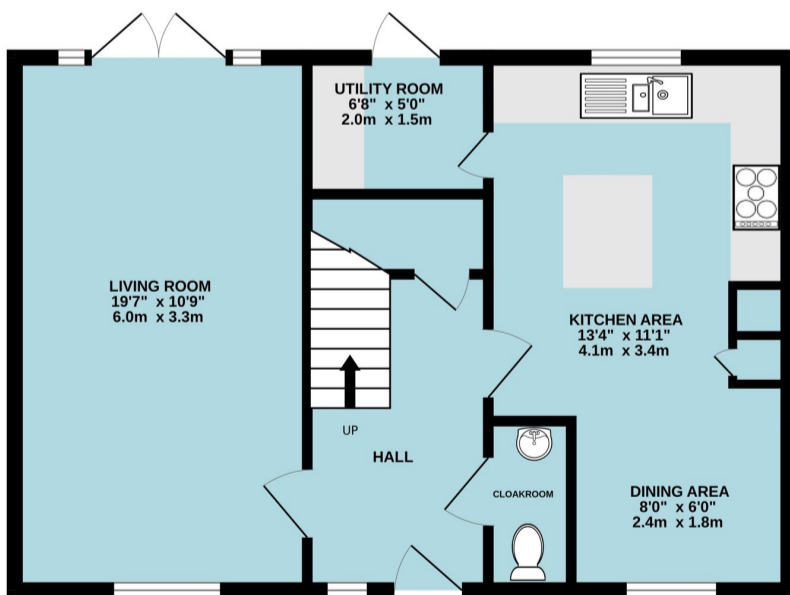
Haygrove Park Road
 Bridgwater, TA6
 £375,000 Freehold

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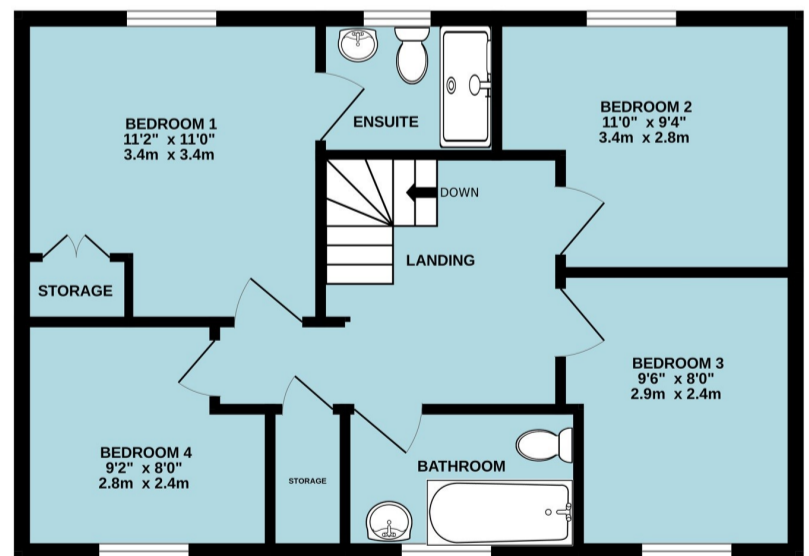
Wilkie May & Tuckwood

Floor Plan

GROUND FLOOR



1ST 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 beautifully presented detached four bedroom home located in a prime west side location. The property further benefits from being within a reasonably easy walk of some of Bridgwater's most highly respected schools at both secondary and primary level. Local shops and the town centre are within half a mile or so. The house benefits from an en-suite to the principal bedroom and a separate utility room. There are pleasant gardens at the rear along with a driveway and garage.

- Favoured west side of Bridgwater
- Beautifully presented detached house
- Kitchen/dining area
- Over 19' living room
- Downstairs' cloakroom
- Utility room
- Principal bedroom with en-suite
- Three further bedrooms
- Bathroom
- Relatively private rear garden
- Garage and off-road parking

THE PROPERTY:

The accommodation comprises an entrance hall where stairs rise to the first floor with a useful cupboard under. Off is a cloakroom with a WC and basin and to the right a well fitted kitchen/dining area with a range of base and wall cupboards with contrasting rolltop working surfaces and a matching island unit. Built within the kitchen is a double oven, four-ring gas hob and hood together with an integrated dishwasher and fridge/freezer. Alongside the kitchen is a dining area with a front aspect and there is also a utility room with a door to the rear. Finally on the ground floor is a generous size living room which is dual aspect with a window to the front and French doors which overlook the rear garden.

On the first floor is a principal bedroom with built-in wardrobes and an en-suite shower room – with cubicle, WC and basin. The three further bedrooms are of a good size and are complemented by a family bathroom – which includes a bath with shower over, basin, WC and a heated towel rail.

Outside – There is a small garden area at the front and at the rear a pleasant, relatively private, garden comprising lawn, patio, raised borders and a personal door into the garage. Alongside

the house is a driveway which provides off-road parking and leads to the garage.

LOCATION: Situated on the favoured west side of Bridgwater close to junior and secondary schools of high repute, with the town centre of Bridgwater and all its facilities approximately 1 mile away. The town offers a full range of educational, leisure and retail amenities. There are regular bus services to Taunton and Burnham-on-Sea and a daily coach service to London Hammersmith from Bridgwater bus station. Main line links are available from Bridgwater railway station. M5 motorway access is available via either junction 23 or 24.



GENERAL REMARKS AND STIPULATION

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

Construction: Traditionally built.

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

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

Council Tax Band: E

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mps download and 220Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with EE, Three, and Vodafone. Voice only: 02.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very 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 March 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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