

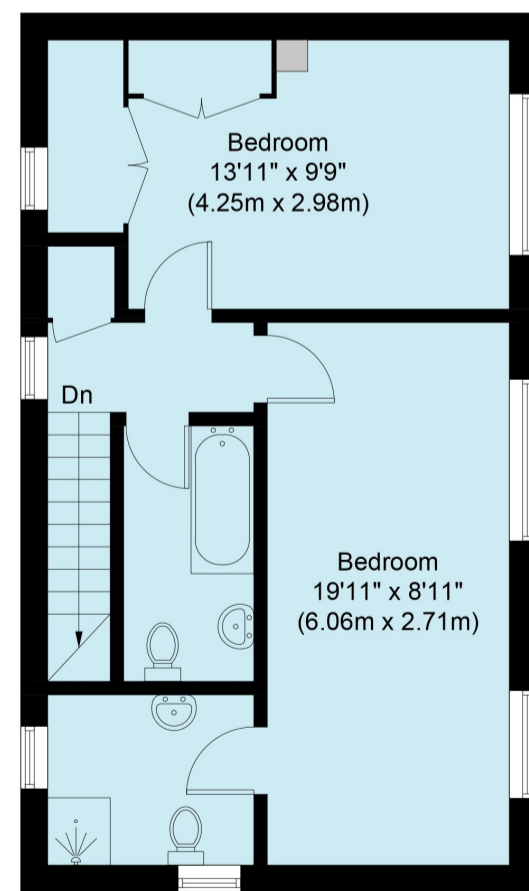
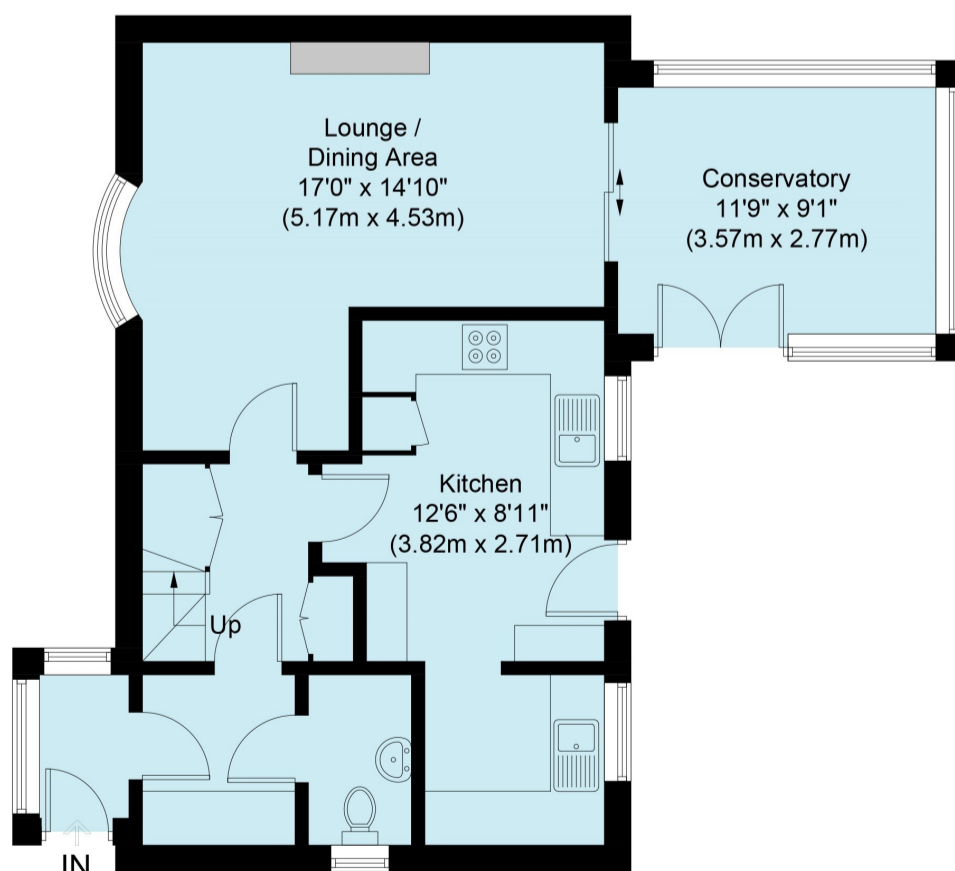


Bincombe Road
 Bridgwater, TA6
 £215,000 Freehold

2	1	2	C EPC

Wilkie May & Tuckwood

Floor Plan



For illustrative purposes only. Not to scale. ID1060808
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision

Description

This heavily extended two double bedroom end of terrace house benefits from off-road parking, is situated on a corner plot and has two bathrooms with a chance to convert into a three bedroom house subject to the usual building regulations.

- Extended two bedroom house
- Kitchen
- Lounge/dining area
- Conservatory
- Bathroom
- Good size plot with off-road parking
- Enclosed low maintenance garden

THE PROPERTY:

The property is an extended and unique two double bedroom house benefitting from two bathrooms with a family bathroom and en-suite to the first floor. The house is serviced by gas fired central heating and offers extended accommodation on a particularly good size plot.

The accommodation comprises a door to the entrance porch which leads to the inner porch where there is a boiler powering the domestic hot water and the central heating system. There is a downstairs' cloakroom with WC, wash hand basin and a double glazed obscure window. An inner hallway benefits from two storage cupboards and stairs to the first floor landing. The kitchen is fitted with a range of high and low level units, with an oven, gas hob and an extractor hood and a double glazed door to the garden. There is an adjoining utility room which has plumbing for a washing machine, sink unit and a window. The house an L-shaped lounge/dining room which is of a particularly good size with a fireplace and adjoining conservatory with a tiled roof and French doors accessing the rear garden.

To the first floor are two extensive bedrooms with the principal bedroom being over 19' with two windows – so has potential to convert into two bedrooms – with an en-suite shower room with a

shower cubicle, WC, wash hand basin and a double glazed window. A further bathroom benefits from a bath, WC and a wash hand basin.

Outside – The house is situated on a corner plot with maintained gardens to the front and side with a driveway providing off-road parking for a number of cars. The rear garden is enclosed and private and has been designed for low maintenance with a summerhouse, patio and a garden shed.

LOCATION: Situated on the east side of the market town of Bridgwater which offers many amenities including its full range of retail, educational and leisure facilities. The M5 junctions 23 and 24 are nearby allowing easy access to the M5 motorway. Main line links are available via Bridgwater Railway station. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea together with a daily coach service to London Hammersmith.



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 fired central heating.

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

Council Tax Band: A

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mbps download and 200Mbps 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: Low risk **Surface water:** Very 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 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.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY