



**Northfield**  
 Bridgwater, TA6  
 £460,000 Freehold

 5
  3
  1
  F  
 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.  
 Made with Metropix ©2024



# Description

This imposing five bedroom semi-detached family home offers off-road parking to the front with a rear garage/workshop and additional parking. The rear private garden is well in excess of 100'.

- Five bedroom semi-detached house
- Over 17' living room with bay window
- Dining room over 17' in length
- Office
- Kitchen/breakfast room
- Cloakroom/WC
- Utility room
- Principal bedroom over 17'
- Family bathroom
- Separate WC
- Garage and workshop
- Front and rear gardens

## THE PROPERTY:

The property is an imposing semi-detached five bedroom sandstone residence situated in a good size plot with extensive accommodation and gardens well over 100' in length with a garage, parking and workshop to the rear and off-road parking to the front.

The accommodation comprises a door to the entrance porch leading to the impressive hall with stairs to the first floor landing. The front drawing room has a full height, front aspect bay window and inset wood burner with a fireplace surround. There is a separate living room with panelled walls and a double glazed door opening to a covered garden area. The house has an office with a double glazed window and a kitchen/breakfast room which is fitted with a range of units. The property has a cloakroom with a wash hand basin. To the rear of the residence is access to an extended utility area offering great potential.

To the first floor are five well-proportioned bedrooms and a beautiful sweeping landing area. There is a separate cloakroom to the first floor and a family bathroom with a bath, tiled surround, shower, WC and a double glazed window.

Outside – To the front is a driveway providing off-road parking for many cars and has side access to the private extensive rear garden with a paved patio and gardens beyond laid to lawn and is enclosed. To the rear of the garden is a garage and workshop and this also has rear vehicular access.

LOCATION: Northfield is a well-renowned road of substantial individual family homes situated on the favoured west side of Bridgwater and accessed off Durleigh Road, but within walking distance of the town centre and junior and senior schools of high repute. Bridgwater offers a full range of facilities including retail, educational and leisure amenities. The M5 motorway can be accessed via either junction 23 or 24. There are main line links via Bridgwater Railway station. Regular bus services run to Taunton, Weston-super-Mare and Burnham-on-Sea. There is a daily coach service to London Hammersmith from Bridgwater Bus Station. Boating and fishing activities can be enjoyed at the nearby Durleigh and Hawkridge Reservoirs and golf courses can be found at Enmore and Taunton. The Quantock Hills, designated as an Area of Outstanding Natural Beauty, are just a short distance providing a wonderful location for all country pursuits including a wide network of footpaths.



WM&T

## GENERAL REMARKS AND STIPULATION

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

**Construction:** Traditional construction.

**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: 350Mbps download and 35Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data available with EE and Three. Voice likely with O2 and Vodafone but limited with data.

**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 May 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



rightmove

wilkie.co.uk



WM&T