



**Quantock Road**  
 Bridgwater, TA6  
 £308,000 Freehold

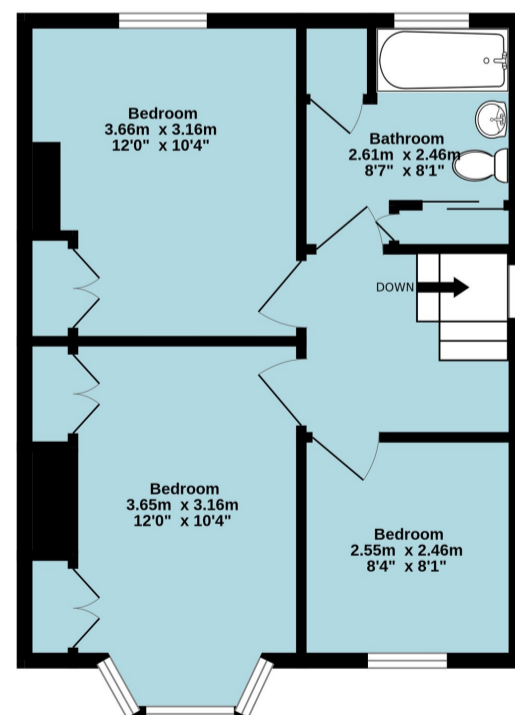
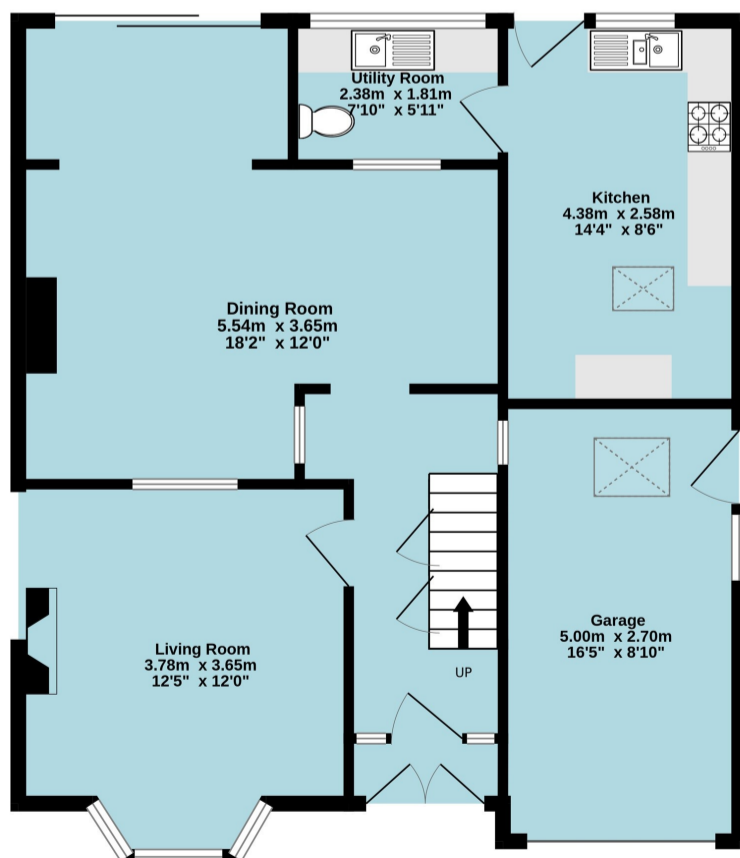
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<b>3</b>	<b>2</b>	<b>1</b>	

**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 deceptively spacious, significantly extended 1930s three bedroom semi-detached house located on the favoured west side of Bridgwater. The property now needs some internal modernisation but would make an ideal family home. It is gas centrally heated and already offers double glazing. The residence is offered to the market with no onward chain.

- Extended three bedroom house
- Favoured west side of Bridgwater
- Living room with front aspect
- Over 18' dining/garden room
- Kitchen
- Bathroom
- Garage and off-road parking
- Front and rear gardens
- No onward chain

## THE PROPERTY:

This characterful 1930s semi-detached property comprises a vestibule and further doorway retaining the original stained glass windows of the period. This leads on to an entrance hall where the staircase rises to the first floor which showcases another original stained glass window. There is useful storage beneath the stairwell. To the left is a living room with a feature bay window and a chimney breast. Behind the hallway is an open plan dining/garden room with patio doors which open onto and overlook the rear garden. Finally on this floor is a kitchen with Velux style window with natural light cascading down together with a further window and a door to the rear. The cupboards are oak style and consist of base and wall cupboards and contrasting rolltop working surfaces. Alongside is a utility room with WC.

On the first floor is a landing. The principal bedroom enjoys a front aspect bay window and built-in cupboards to either side of the chimney breast. Bedroom two has a rear aspect window and built-in cupboards. Finally the third bedroom is a generous size single. The bathroom includes a bath, with a shower over, basin, WC and to one corner is a linen cupboard.

There is ample storage space in the attic with conversion potential.

Outside – There are mature gardens at the front and rear. The rear is private. Both are laid to lawn with flower and mature shrubs. Adjacent to the front garden is a driveway which provides off-road parking and leads to the garage.

LOCATION: Situated on the favoured west side of the market town of Bridgwater close to junior and senior schools of high repute. The market town of Bridgwater offers a full range of facilities including retail, educational and leisure facilities. M5 motorway access is available via junctions 23 and 24. 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:** 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:** C

**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 likely with EE and Three. Voice and data limited with O2 and Vodafone.

**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.

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