



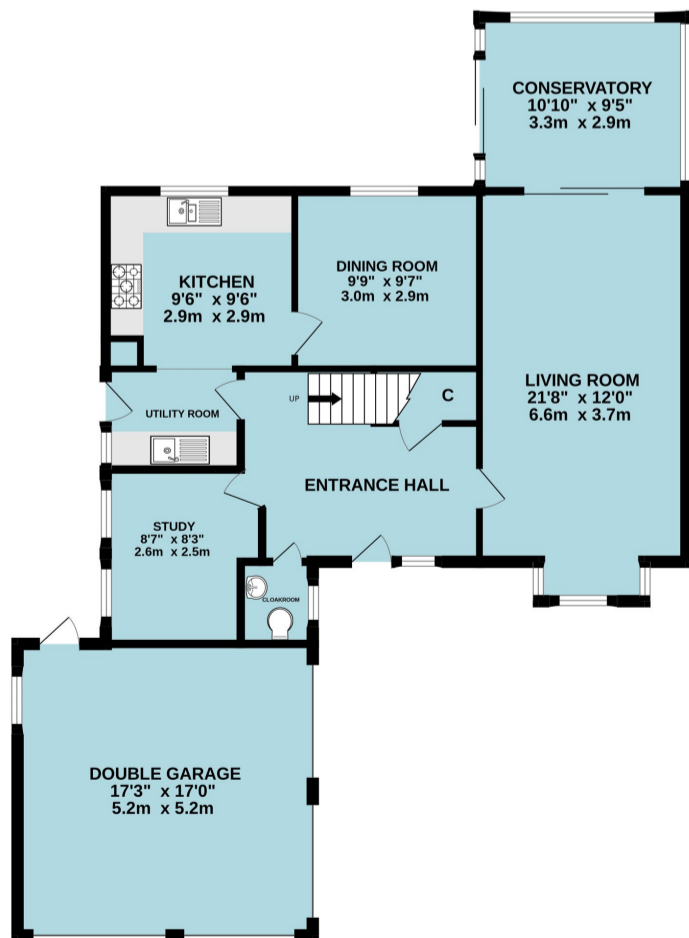
Quantock Way
 Bridgwater, TA6
 £450,000 Freehold

			
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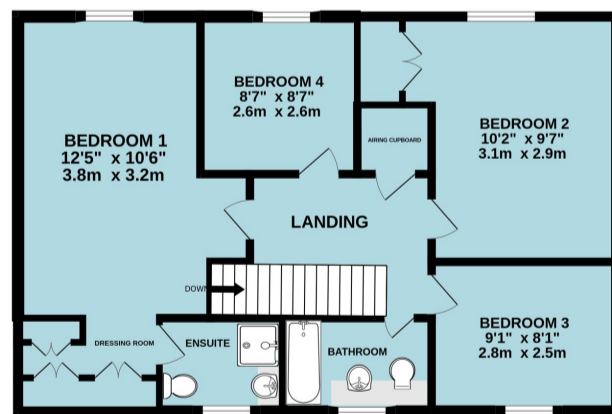
Wilkie May & Tuckwood

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

This four bedroom executive style extended detached family home benefits from a double garage and a driveway with a conservatory to the rear and south facing private gardens.

- Favoured west side of Bridgwater
- Four bedroom extended house
- Over 21' living room with front aspect
- Dining room with rear aspect
- Kitchen and adjoining utility room
- Conservatory overlooks garden
- Downstairs' study
- Principal bedroom with en-suite
- Three further bedrooms
- Bathroom
- Double garage
- Off-road parking
- Private gardens to side and rear

THE PROPERTY:

The residence is an extended four bedroom detached family home with a double garage and a double driveway. The house is served by gas fired central heating and enjoys three reception rooms. It is situated on a particularly good size plot with enclosed gardens to the side and rear of the dwelling.

The accommodation comprises a door to the entrance hall with stairs to the first floor landing and an understairs' storage cupboard. There is a cloakroom with WC and a wash hand basin along with a window. The study benefits from a side aspect and the living room has a gas fire, bay window, coving to the ceiling and sliding patio doors opening onto the conservatory which has ceramic tiled flooring, sliding patio doors and a polycarbonate roof. A separate dining room has coving to the ceiling and a kitchen which has a range of high and low level units, an integrated double oven, hob and an extractor hood, together with recesses for a fridge and dishwasher. An adjoining utility room has a sink with drainer, gas boiler powering the hot water and the central heating system (along with a thermostat), plumbing for a washing machine, space for a tumble dryer and a double glazed door.

Stairs to the first floor landing where there is an airing cupboard with a hot water tank and shelving. There are four bedrooms with a dressing room to the principal bedroom along with built-in wardrobes together with an en-suite shower room with WC, wash hand basin and a double glazed window. The house also has a family bathroom with bath, shower over, vanity basin, WC and a double glazed obscure window.

Outside – To the front a shared driveway leads to a private driveway providing parking for many cars leading to the double garage with overhead storage and an internal door. To the rear is a paved patio, a garden laid to lawn extending to the side and rear, which is enclosed by fencing and mature shrubbery and is particularly private. There is an outside tap and side gate.

LOCATION: Enjoying a west side location with junior and senior schools of high repute close by. There are pleasant walks to the nearby village of Wembdon with a shop, post office, public house, a community hall, church and Whitegates dog-walking area. The market town of Bridgwater offers a full range of amenities including retail, educational and leisure facilities. There are regular bus services to Burnham-on-Sea, Weston-super-Mare and Taunton together with a daily coach to London Hammersmith from Bridgwater Bus Station. Main line links are available via Bridgwater Railway station.



WM&T

GENERAL REMARKS AND STIPULATION

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

Construction: Brick 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: 1000Mbps download and 200Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice is likely but limited data with O2. Limited voice and data with EE, Three 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 June 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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