



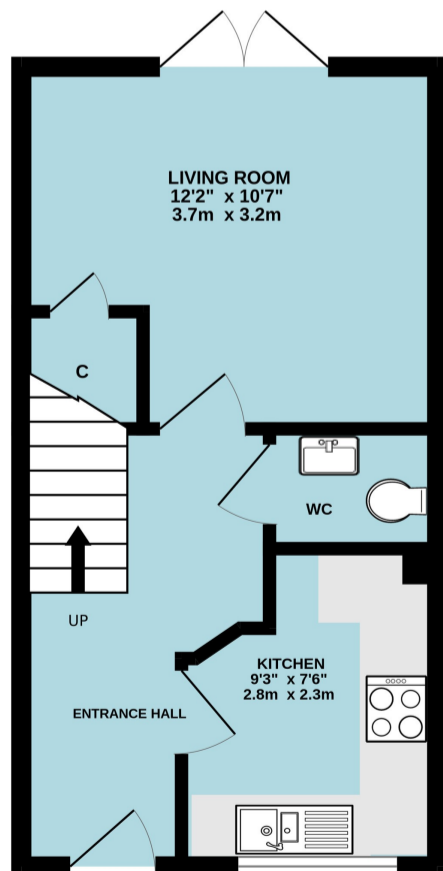
**Navarrin Close**  
 Bridgwater, TA6  
 £192,500 Freehold

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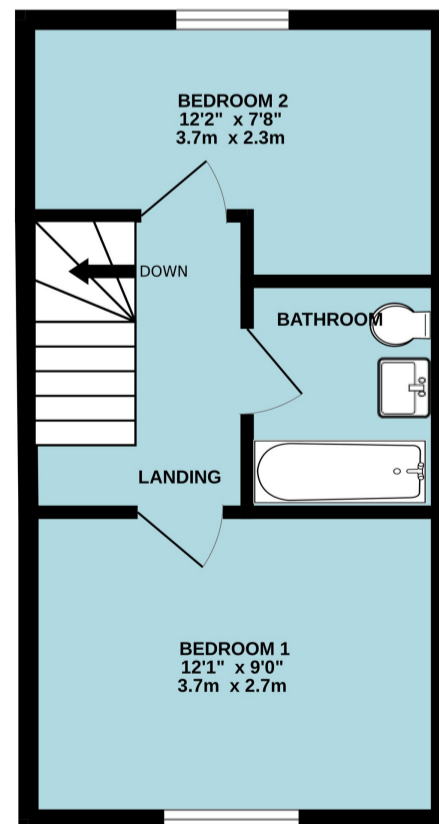
**Wilkie May & Tuckwood**

## Floor Plan

GROUND FLOOR  
 284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR  
 283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.

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 modern two bedroom home offered with no onward chain with a good size garden at the rear, garage and driveway. The property would make an ideal first home or investment.

- Modern two bedroom house
- Living room with French doors
- Kitchen with front aspect
- Downstairs' cloakroom/WC
- Upstairs' bathroom
- Rear garden
- Garage close by
- No onward chain

## THE PROPERTY:

The accommodation includes an entrance hall where stairs rise to the first floor. Off is a cloakroom with WC and basin. At the rear of the property is a living room which overlooks the rear garden which can be accessed via French double glazed doors. There is also a useful downstairs' cupboard. At the front is a well fitted kitchen with a range of light wood base and wall cupboards together with built-in oven, hob and hood and recesses for other appliances.

On the first floor is a landing with two bedrooms off, both of which are doubles and these are complemented by a bathroom which includes a bath, shower over, WC and basin.

Outside – At the front of the house is small garden area which provides screening from the pavement. At the rear is a low maintenance garden comprising patio and a gravelled area. There is a garage close by with driveway. It can also be accessed from the rear garden.

**LOCATION:** The property is situated in a cul-de-sac position on the popular Stockmoor development with a supermarket, pharmacy and take-aways on your doorstep whilst a primary school is very close by. Access to the M5 motorway is conveniently situated at junction 24. Bridgwater is approximately 1.5 miles away and offers a full range of amenities including retail, educational and leisure facilities. North Petherton is approximately 1 mile away offering a range of amenities for day to day needs including junior school, GP, pharmacy and a library. Mainline railway links are available at Bridgwater railway station together with a daily coach service to London Hammersmith from the bus station.



## 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:** B

**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 Three and Vodafone. Voice and data limited with EE. Voice likely and limited with 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 \(somerset.gov.uk\)](#)

WM&T



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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