



Salmon Parade
 Bridgwater, TA6
 £272,500 Freehold

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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.
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Description

An extremely spacious four bedroom Victorian house with three separate reception areas located just a short distance from the town centre. The house is very well presented throughout and includes a superbly fitted kitchen and utility area with luxury white fronted cupboards and drawers with soft closures.

To the first and second floors are four bedrooms with an en-suite shower room to the principal along with a family bathroom with separate shower cubicle.

Outside – There is an attractive low maintenance rear garden and a large garage.

- Excellent location for town
- Spacious Victorian house
- Living room with front aspect
- Dining area
- Over 25' kitchen/breakfast room
- First floor: three bedrooms and bathroom
- Top floor: principal bedroom and en-suite
- Rear gardens
- Large garage and parking space

THE PROPERTY:

A front door provides access into a vestibule with further door into the hallway with stairs leading to the first floor. There are three well proportioned reception areas including a living room with large walk-in bay window and a feature Victorian style fireplace with tiled and wooden surround and inset coal effect gas fire. The second offers flexible uses and there is a dining area situated off the kitchen/utility.

To the first floor are three bedrooms including one at the front with walk-in bay window overlooking the River Parrett and bridge. On this floor there is also a generous size family bathroom with suite comprising bath, shower cubicle, WC and basin.

An easy staircase rises to the second floor where there is a principal bedroom with an en-suite shower room.

Outside – There is a small garden to the front and to the rear an enclosed garden laid to patio. A further feature is the large garage and parking space to the rear.

LOCATION: Living on Salmon Parade is very convenient. Within easy level walking distance is the town centre, Cranleigh Gardens, a doctors' surgery and pick-up points for HPC. Located close to the town centre of Bridgwater, which offers a full range of amenities including retail, education and leisure facilities. There are main line railway links via Bridgwater Railway Station, regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea from Bridgwater Bus Station together with a daily coach service to London Hammersmith.



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 220Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available O2 and Vodafone. Limited voice and data with EE and Three.

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 \(somerset.gov.uk\)](#)

WM&T



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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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