

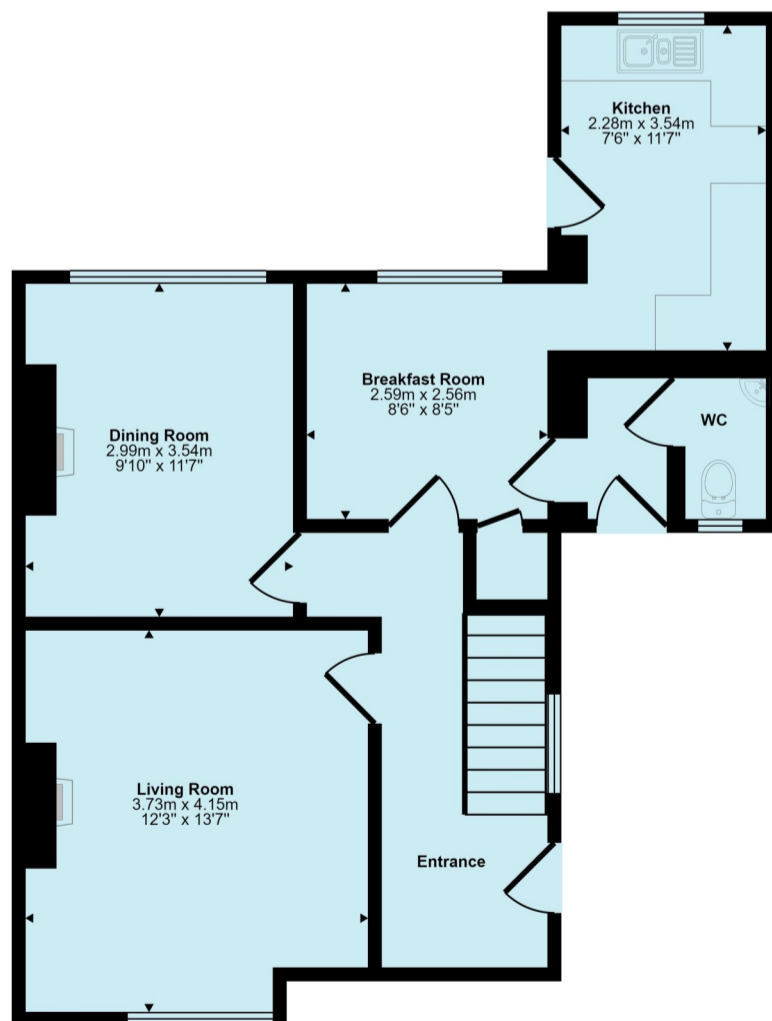


Gloucester Road
 Bridgwater, TA6
 £210,000 Freehold

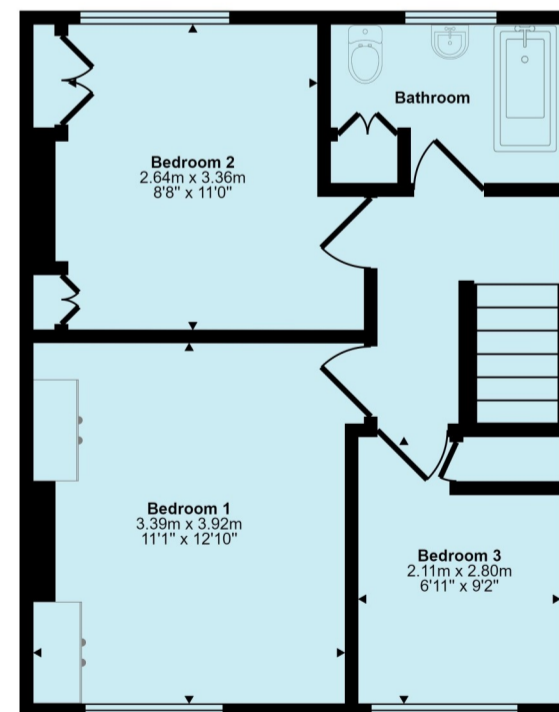
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Wilkie May & Tuckwood

Floor Plan



Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

This extended three bedroom family home is served by gas fired central heating and is offered to the market with no chain. It benefits from a particularly good size front and rear garden.

- Extended three bedroom house
- Living room with front aspect
- Separate dining room
- Breakfast room with side lobby
- Downstairs' cloakroom
- Three bedrooms
- Bathroom upstairs
- Gas fired central heating
- Front and rear gardens
- No onward chain

THE PROPERTY:

The accommodation comprises a side door to the entrance hall with stairs to the first floor landing and a living room with a front aspect window and gas fire. There is a separate dining room with further gas fire and rear aspect. The house has a breakfast room with a side lobby and a door to the front of the property. A downstairs' cloakroom benefits from a WC, wash hand basin and window. There is an extended kitchen area with a range of high and low level units, recesses for domestic appliances and a side double glazed door to access the rear garden.

To the first floor are three bedrooms and a bathroom suite – with bath, tiled surround, WC, wash hand basin, heated towel rail and a double glazed obscure window.

Outside – To the front the garden is enclosed and to the rear the garden again is private, with a patio, garden laid to lawn, is enclosed by fencing and has a garden shed.

LOCATION: The property is situated on the southern fringe of the market town of Bridgwater, close to local shops for day to day needs and is positioned on the southern fringe of the town centre. There is convenient access to the M5 motorway at junction 24 without passing through the town. Bridgwater is approximately 1 mile away offering a full range of amenities including retail, educational and leisure facilities. Main links are available via Bridgwater Railway station. There are regular bus services to Taunton and Burnham-on-Sea and a daily coach service to London Hammersmith from Bridgwater bus station.



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 central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: A

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

Flood Risk: Rivers and sea: Vey low risk **Surface water:** 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 July 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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