



**Ashleigh Avenue**  
 Bridgwater, TA6  
 £239,950 Freehold

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**Wilkie May & Tuckwood**

## Floor Plan



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 three bedroom Victorian style town house benefits from a garage to the rear and three reception rooms including the popular kitchen/dining room layout. The property is served by gas fired central heating and is located in a popular location on the south side of town.

- Victorian style town house
- Over 14' living room with bay window
- Sitting room over 13'
- Kitchen/dining room overlooking garden
- Three bedrooms
- Shower room
- Gas fired central heating
- Low maintenance rear garden
- Garage

## THE PROPERTY:

The property is a Victorian style end of terrace town house benefitting from a garage to the rear and many period features throughout. The house comprises an entrance porch, with an entrance hall with tessellated flooring. There is a living room with a front aspect bay window and fireplace. The separate sitting room has a rear aspect door and further fireplace. The house has a separate kitchen/dining room with ceramic tiled flooring, an oven with gas hob and an extractor hood.

To the first floor are three good size bedrooms complemented by a shower room – with double shower cubicle, WC, vanity basin and a heated towel rail.

Outside – To the front is a garden area and to the rear the garden has artificial lawn and is enclosed by brick walling creating a courtyard area together with a single garage having rear vehicular access.

**LOCATION:** The property is conveniently located with amenities close by. There is a parade of shops within a couple of hundred metres. Opposite the shops is a bus stop. Also situated within a short walk from the house are well respected schools. The town centre of Bridgwater is approximately one mile distant. The town offers an extensive range of services and amenities including a wide range of shops, educational facilities, cinema and restaurants. The M5 junction 24 is easily accessible and is approximately one and a half miles away. Main line links are available via Bridgwater Railway Station together with a daily coach service to London Hammersmith from Bridgwater 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 220Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data likely with EE, O2 and Vodafone. Limited voice and data with Three.

**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 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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