

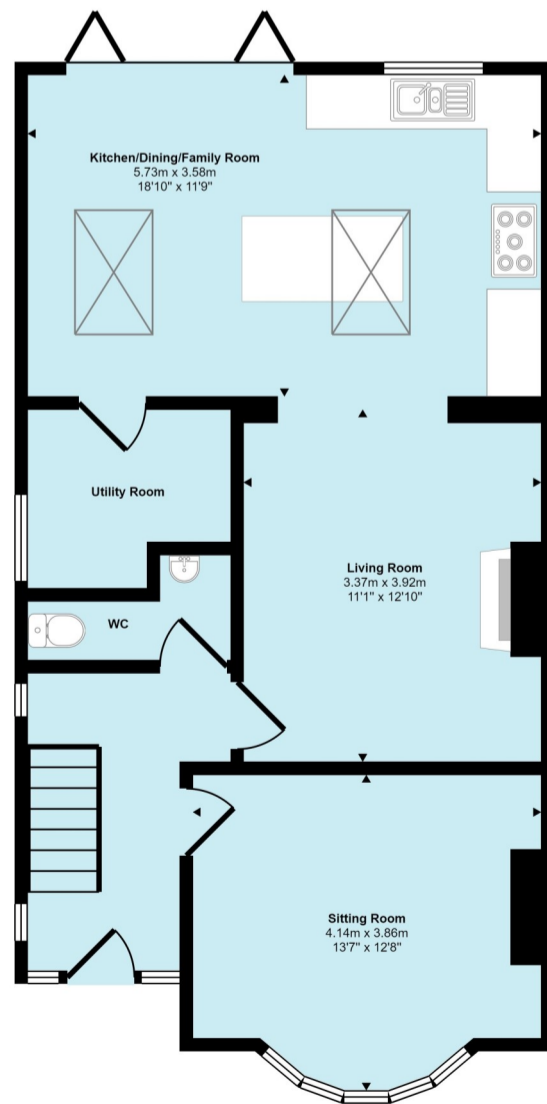


**Elmwood Avenue**  
 Bridgwater, TA6  
 £347,500 Freehold

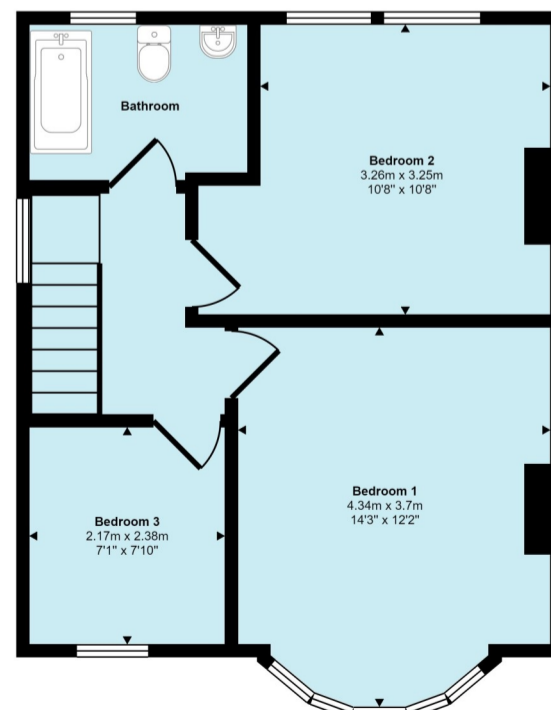
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**Wilkie May & Tuckwood**

## 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 extremely well presented and significantly extended three bedroom older style house. It has landscaped gardens to the front and rear with multiple garaging at the rear of the property. The house enjoys a popular kitchen/dining/family room.

- Extended three bedroom house
- Sitting room with front aspect bay window
- Living room with wood burner
- Superb kitchen/dining/family room
- Utility room and separate WC
- Bathroom upstairs
- Landscaped front and rear gardens
- Over 26' garage/workshop

## THE PROPERTY:

This beautifully extended family home with multiple garaging to the rear. The residence comprises a door to the entrance hall with stairs to the first floor landing and a stained glass door and window. There is a cloakroom with vanity basin and WC along with an extractor fan. The sitting room enjoys a front aspect bay window and has a fireplace. The separate living room has a Sandpits' installed wood burner set within a fireplace surround. The property has a full width extension to the rear with a kitchen/dining/family area with a beautiful range of bespoke kitchen units with an integrated Range, quartz worksurfaces, a central island, skylights and integrated appliances including a dishwasher, fridge etc. There are bi-folding doors opening onto the garden and engineered oak flooring which continues into the living room. The utility room has a gas boiler (fitted in 2020) powering the domestic hot water and the central heating system, together with plumbing for a washing machine.

To the first floor are three good size bedrooms complemented with a family bathroom with a freestanding bath, shower over, tiled surround, WC, wash hand basin and a double glazed window.

Outside – The house is accessed with a bridge over a small brook and the front garden is fully landscaped with a stone and brick paved pathway. There is side access to the rear garden – which again has been landscaped – with a gravelled area, garden laid to lawn with an additional gravelled area, is fully enclosed and is south facing. The substantial garage/workshop is over 26' and has light and power connected with armoured cabling.

LOCATION: Located on the south side of the market town of Bridgwater. The town offers a range of amenities including retail, educational and leisure facilities. The M5 junction 24 is nearby offering easy and convenient access to Bristol and Exeter. Main line links are available via Bridgwater Railway 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:** C

**Broadband Coverage:** We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1139Mbps download and 220Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data available with Three. Voice available and data limited with O2 and Vodafone.

Voice and data both limited with EE.

**Flood Risk: Rivers and sea:** Very 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 \(somersex.gov.uk\)](#)



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 August 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.

**Tel: 01278 425195**

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