



## Sunnymead

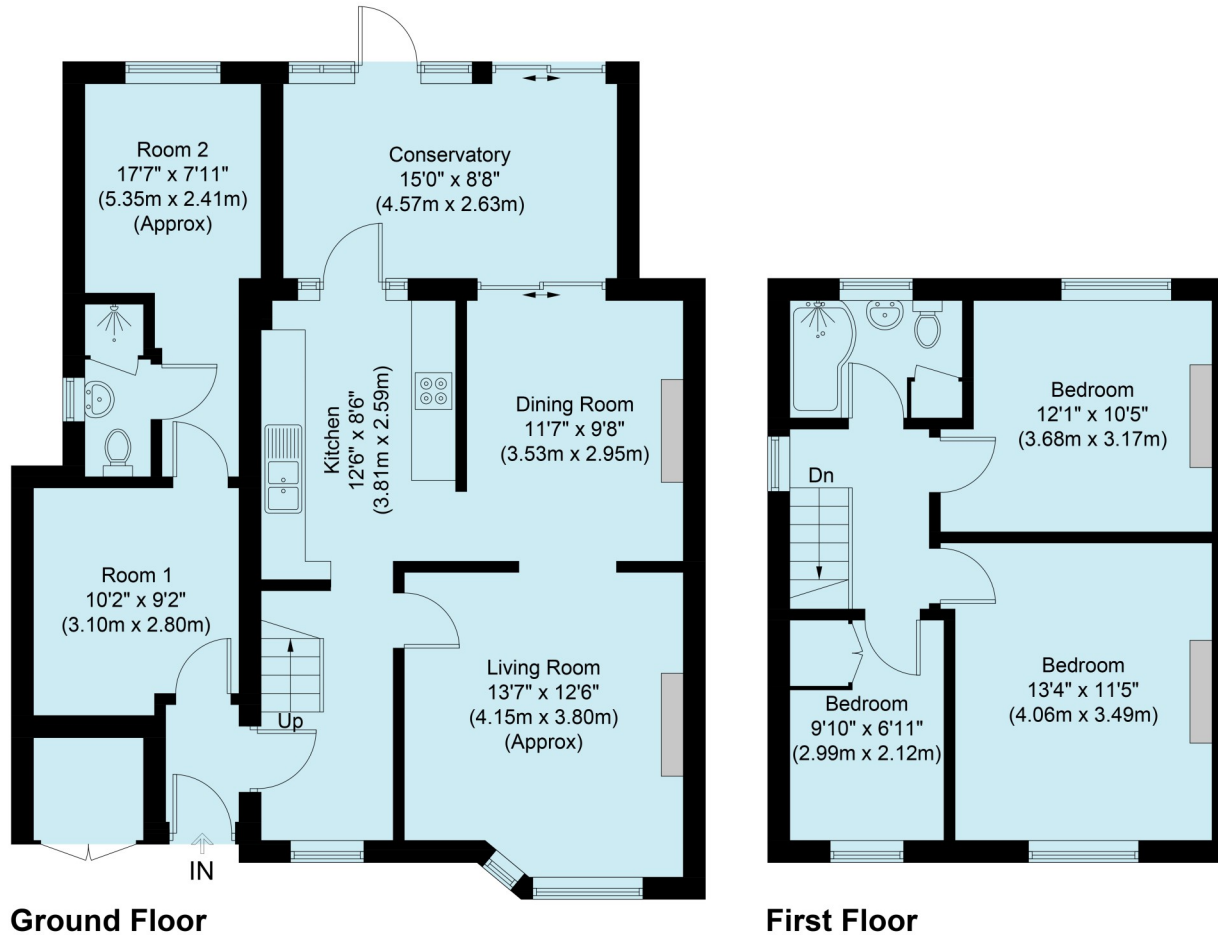
Bridgwater, TA6 6JR  
£240,000 Freehold

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3	3	2	EPC

**Wilkie May  
& Tuckwood**

# Floor Plan

Approximate Gross Internal Area = 125.2 sq m / 1348 sq ft  
Outside Cupboard = 2.1 sq m / 23 sq ft  
Total = 127.3 sq m / 1371 sq ft



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1123476  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision



## Description

An extended three bedroom semi-detached house with a huge rear garden which backs directly onto open fields with far reaching views across to Durlough in the distance. The house does require a little tender loving care but has a great deal of potential to create a lovely family home with a further opportunity to provide additional living accommodation alongside and the possibility of an annexe.

- Semi Detached
- 3 Bedrooms
- Off Road Parking
- Double Glazing
- Gas Central Heating

The accommodation in brief comprises; an entrance hall where stairs rise to the first floor. Off is a living room with a feature front aspect bay window. There is a separate dining room with patio doors to the rear as well as a kitchen with base and wall cupboards, contrasting worktops and an oven, hob and hood. The conservatory does need improvement and alongside are two further ground floor areas together with a shower room with a cubicle, WC and basin.

On the first floor are three generous bedrooms along with a refurbished bathroom which includes a P-shaped bath, Mira shower over, basin, WC, heated towel rail and a gas fired combination boiler.

**Outside:** Ample off-road parking at the front, a garden area alongside and at the rear a very large garden comprising a patio, lawns and flower and shrub beds. As stated previously, it terminates with a stream at the bottom and backs directly onto farmland with panoramic views.

**Location:** Located on southern side of Bridgwater approximately 1½ miles from the town centre. Local shops are within walking distance of the property and there is a regular bus service close by. Bridgwater offers a full range of amenities including retail, leisure and educational facilities. Main line links are available via Bridgwater Railway station. The M5 junction 24 is close by allowing excellent access to Taunton, Bristol and Exeter.





#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty

**Services:** Mains water, mains electricity, mains drainage, electric central heating.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

**Council Tax Band:** A

**Parking:** There is off road parking at this property.

**Broadband:** For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

**Mobile:** For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: [checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

**Flood Risk:** For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

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 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:

<sup>8</sup>. 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.



**Tel: 01278 425195**

34 St Mary Street, Bridgwater, Somerset, TA6 3LY

