



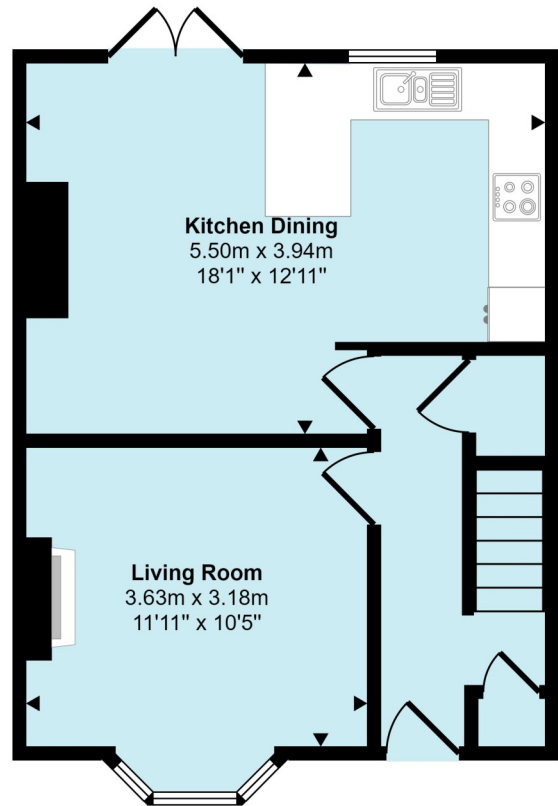
Bristol Road

Bridgwater, TA6 4BP
£275,000 Freehold

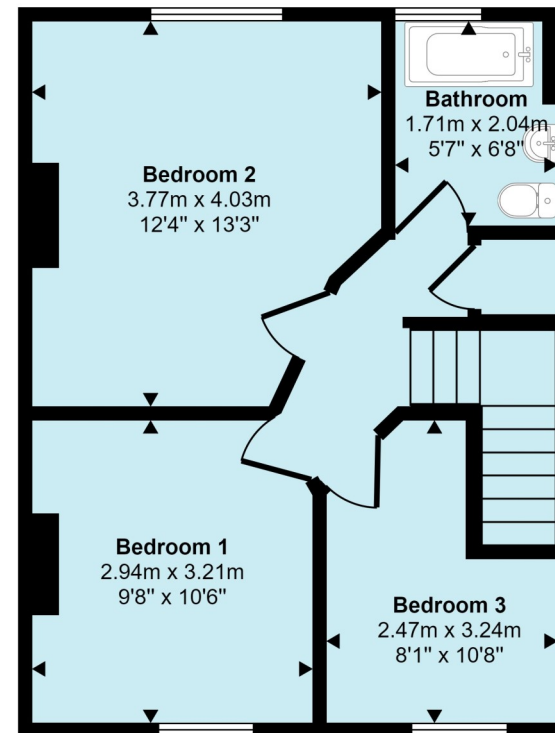
			
3	2	1	EPC

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 beautifully presented, upgraded and improved three bedroom family home is offered to the market with gas fired central heating, air conditioning unit in one bedroom, and a popular kitchen/dining room layout with a bespoke kitchen. It also offers parking to the rear for two to three vehicles.

- Beautifully presented throughout
- Living room with front aspect bay window
- Superb kitchen/dining room at rear
- Cloakroom downstairs
- Three bedrooms
- Upgraded bathroom
- Front and rear gardens
- Garden shed
- Off-road parking at rear

The Property:

The property is a beautifully presented and improved three bedroom family home served by gas fired central heating with a new boiler. The house has been modernised with great attention to detail in mind and benefits from off-road parking for many vehicles to the rear.

The accommodation comprises a door to the entrance hall with stairs to the first floor landing and a useful storage cupboard. The living room has a front aspect bay window and an open fireplace with a brick surround. The dwelling has a cloakroom off the hallway with a WC and wash hand basin. There is a popular kitchen/dining room layout and the kitchen has been fitted with a superb range of bespoke high and low level units with an oven, hob and an extractor hood, plumbing for a washing machine and space for a fridge/freezer and has ceramic tiled flooring. There is an area for a dining room table and chairs with French doors overlooking and accessing the rear garden.



To the first floor are three good size bedrooms with a gas boiler to the roof void (fitted in the last 12 months). The residence has an upgraded bathroom with a P-shaped bath, shower over with an electric fan, WC, vanity basin and a double glazed window.

Outside – The gardens have been landscaped with the front garden being enclosed and is laid to lawn. The side access to the rear garden leads to a stone patio and path, is laid to lawn, has a garden shed and is enclosed by fencing. The pathway leads to off-road parking for many vehicles with rear vehicular and pedestrian access.



GENERAL REMARKS AND STIPULATION

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

Construction: Brick cavity.

Services: Mains water, mains electricity, mains drainage, gas fired 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 <https://checker.ofcom.org.uk/>

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

Flood risk: Rivers and seas: Low risk **Surface:** 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 \(www.gov.uk\)](http://www.gov.uk)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](http://somerset.gov.uk)



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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.