

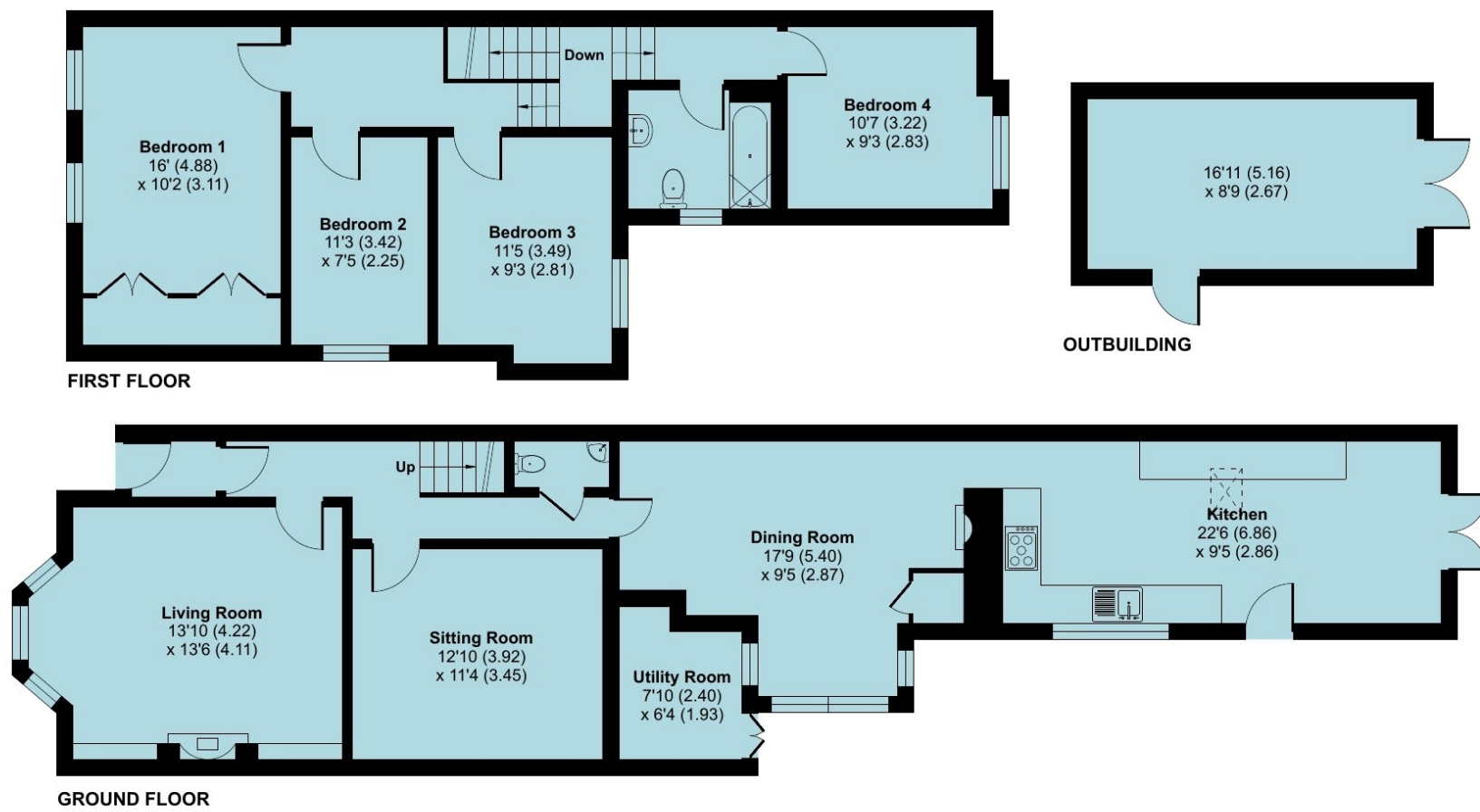


Victoria Road
 Bridgwater, TA6
 £360,000 Freehold

			E
4	3	1	EPC

Wilkie May & Tuckwood

Floor Plan



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Nicholas Hale TA Wilkie May & Tuckwood Bridgwater. REF: 1188677

Description

A beautifully presented four bedroom home with a truly wonderful private rear garden and the further advantage of off-road parking and a garage/outbuilding.

The property includes three separate reception rooms together with a superb, recently fitted kitchen with pastel coloured base and wall cupboards with contrasting wood worktops as well as recesses for appliances. This room is particularly light and airy and is a joy to use with French doors opening onto the rear garden, windows to the side and skylight cascading natural light. There are also period features including fireplaces and a bay window.

On the first floor are four good size bedrooms and a bathroom.

- Beautifully presented four bedroom house
- Period features
- Living room with bay window
- Sitting room
- Superb kitchen with French doors
- Dining room with wooden flooring
- Utility room
- Principal bedroom with built-in wardrobes
- Three further bedrooms
- Bathroom
- Front garden
- Delightful rear garden
- Garage/outbuilding
- Two car parking spaces

THE PROPERTY:

The accommodation comprises a vestibule with tiled floor which opens into the entrance hall via a period partially glazed door where you will find natural wood flooring and stairs to the first floor, along with a moulded archway to the ceiling. The living room includes a large bay window and a brick built fireplace with inset Villager wood burner. Behind this is a sitting room with moulded coving and window to the rear. The dining room again includes wooden flooring and a Victorian style cast fireplace. Beyond this is the kitchen area. There is also a small utility room.

On the first floor is the principal bedroom which includes a range of built-in wardrobes and the three remaining bedrooms are all well proportioned and complemented by a bathroom including a bath, with mains fed shower over, basin and toilet.

Outside – At the front is a garden area which provides screening from the road and at the rear a real oasis that consists of a patio garden with raised flower and shrub beds and ornamental rose bushes etc. There is also a secret patio garden with a pergola and finally a third area with a patio and flower beds along with a gate which provides side access. At the rear is a garage/outbuilding and two car parking spaces.

LOCATION: Situated on the favoured west side of Bridgwater within walking distance of the town centre and close to junior and senior schools of high repute. Bridgwater offers a wide range of amenities including retail, educational and leisure facilities. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea and a daily coach service to London Hammersmith. Main line links are available via Bridgwater Railway station. Access to the M5 motorway is available via junctions 23 and 24.



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 200Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

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 September 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

34 St Mary Street, Bridgwater, TA6 3LY



wilkie.co.uk

