

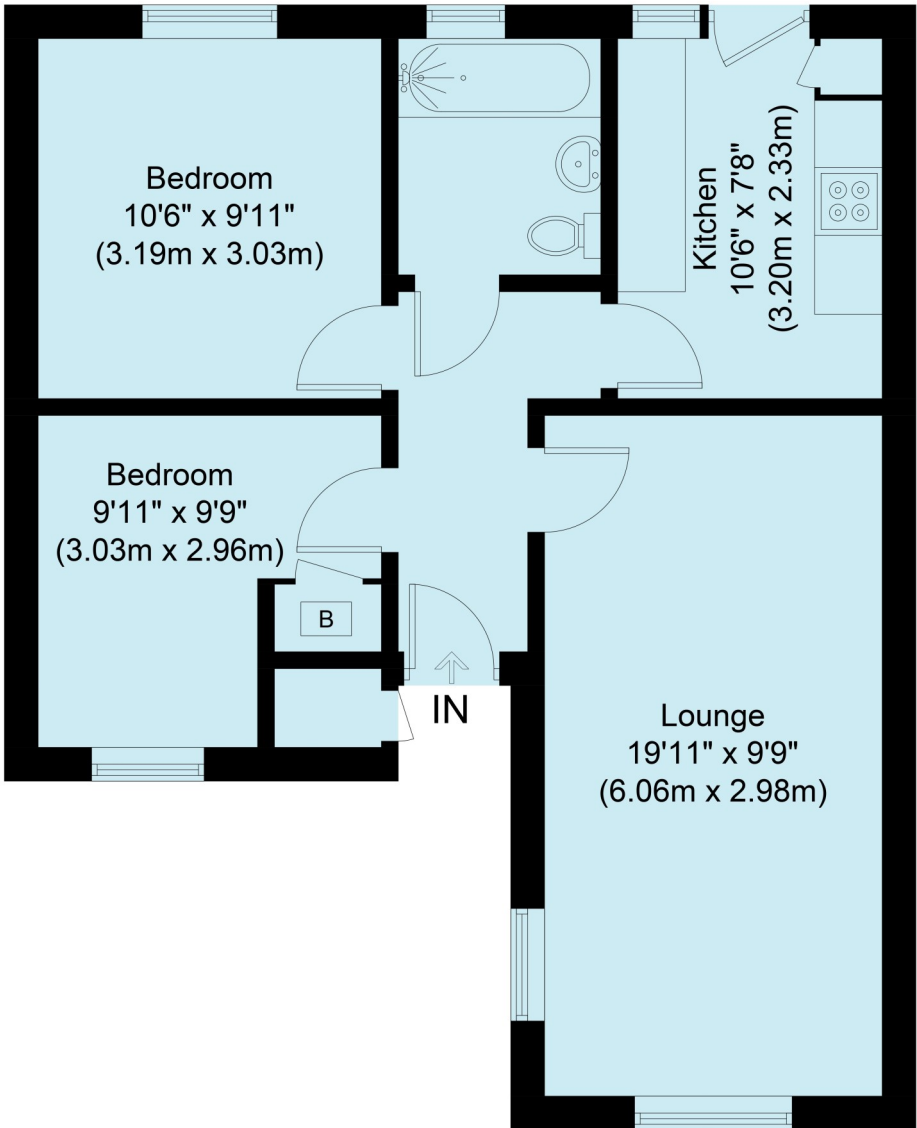


Willow Court
Bridgwater, TA6
£188,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



For illustrative purposes only. Not to scale. ID1119874
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

This two bedroom semi-detached bungalow is served by gas fired central heating, offering freehold accommodation and has no chain. The property is available for 55s and over and offers independent living.

- Two bedroom bungalow on corner plot
- For 55s and overs
- Lounge/dining room over 19'
- Separate kitchen
- Bathroom
- Private rear garden
- Allocated car parking close by
- No onward chain

THE PROPERTY:

The accommodation comprises an entrance hall with a storage cupboard and spacious lounge/dining room with a front and side window. The dwelling has a separate kitchen with a range of high and low level units and recesses for domestic appliances along with a rear aspect double glazed door.

From the hall is access to two double bedrooms with a useful storage cupboard to bedroom two housing the gas combination boiler (powering the domestic hot water and the central heating system) which has been replaced within approximately the last 18 months. There is a bathroom suite with bath, tiled surround, WC, wash hand basin and a double glazed window.

To the front of the residence is a garden area with allocated parking close by. The bungalow is situated on a corner plot with mature trees. The rear garden is particularly private, is laid to lawn and enclosed with rear pathway access for garden maintenance etc.

LOCATION: The property is situated on the eastern fringe of the market town centre of Bridgwater, where junction 23 of the M5 can be accessed without passing through the town centre. There are local shops close by for day to day needs. The town centre of Bridgwater is approximately 1½ mile away and offers a full range of educational, leisure and retail facilities. Main line links are available via Bridgwater Railway station together with easy access to the M5 motorway via junction 23. There are regular bus services to Taunton, Burnham-on-Sea and Weston-super-Mare together with a daily coach service to London Hammersmith from Bridgwater bus station.



GENERAL REMARKS AND STIPULATION

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

There is a service charge of £230.00 approximately per calendar month.

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 superfast mobile coverage. The maximum available broadband speeds are: 94Mbps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

Flood Risk: Rivers and sea: Low risk **Surface water:** Medium 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 \(somerset.gov.uk\)](#)

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 October 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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