



Garages 4 & 6

Bridgwater, TA6 6TN

£25,000 for two garages

OR £12,500 per garage

Two leasehold garages located behind Quantock House in North Petherton which can be sold together or separately.

- Garage 4: 18'4" x 8'9" (5.58m x 2.66m)
- Garage 6: 18'3" x 8'8" (5.56m x 2.64m)

**Wilkie May
& Tuckwood**

GENERAL REMARKS AND STIPULATION

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

Leasehold details: 999 years from 22 August 1991, 966 years remaining.

Insurance £72.80 per year each garage. £40 ground rent per year each garage.

Construction: Block and brick construction.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Flood risk: Rivers and seas: Very low risk **Surface:** Medium risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on https://www.sdc.somerset.gov.uk/planning_online

LOCATION: Situated at the back of Quantock House in North Petherton. Situated in a central position within the village of North Petherton that offers a wide range of facilities and amenities including a pharmacy, GP surgery, library, vets, primary and junior schools, shops for day to day needs, restaurants and public houses. There are regular bus services to Bridgwater, Taunton, Weston-super-Mare and Burnham-on-Sea plus a daily coach service to London Hammersmith from the centre of the village. Junction 24 allows easy access to the M5 motorway. Bridgwater is approximately 3.5 miles away and offers a wide range of educational facilities together with retail and leisure amenities. Main line links are available via Bridgwater Railway station.

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.

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