



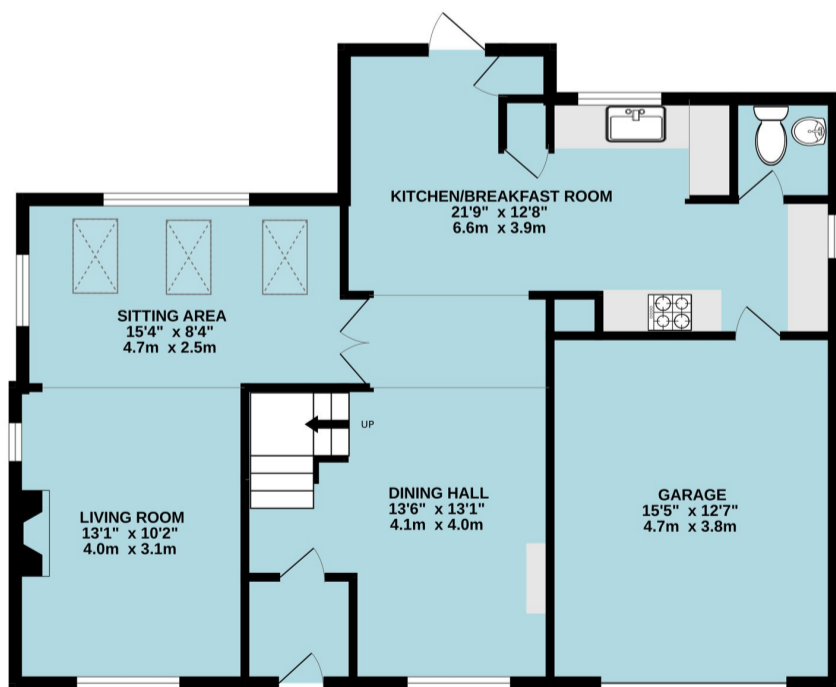
**New Road**  
 Bawdrip, Bridgwater, TA7  
 £450,000 Freehold

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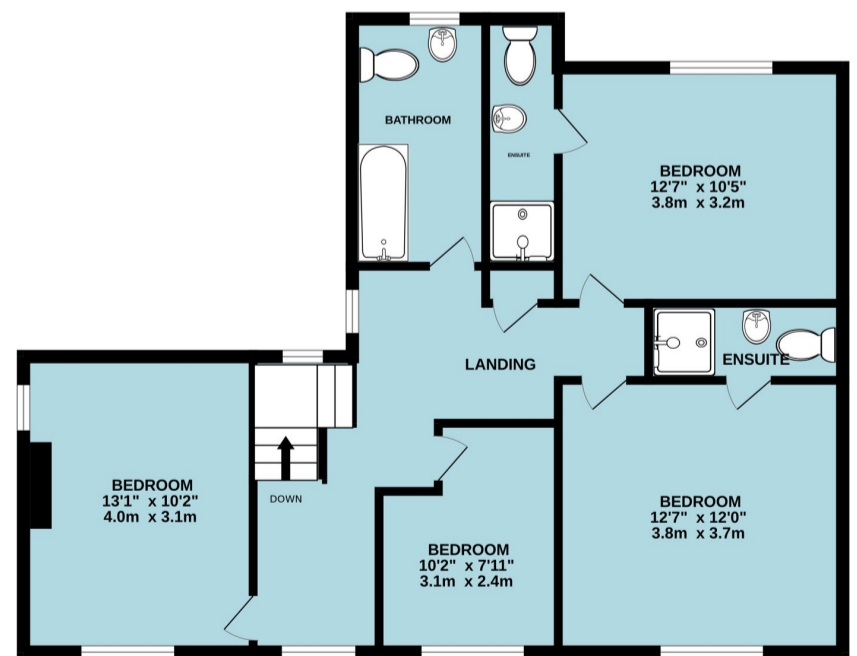
**Wilkie May & Tuckwood**

## Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Description

A significantly extended and refurbished detached four bedroom village home with rural views at both the front and rear. The property also benefits from three/four reception areas, an array of off-road car parking, large single garage and generous gardens at the front and rear.

- Village location
- Four bedroom detached house
- Dining hall with front aspect
- Living room overlooks front garden
- Sitting area with picture window
- Over 21' Kitchen/breakfast room
- Two bedrooms with en-suites
- Two further bedrooms
- Bathroom
- Front and rear gardens
- Garage
- Off-road parking for multiple vehicles

## THE PROPERTY:

The accommodation comprises a dining hall where stairs rise to the first floor. The room is finished with very pleasant oak flooring. To the left is a well proportioned living room with a feature fireplace and newly installed inset wood burning stove. There is also a very pleasant outlook over the rear with a picture window and skylights making this area particularly light and airy. The kitchen/breakfast room is well fitted with a range of matching base and wall cupboards and rolltop working surfaces, together with a newly installed window which overlooks the rear. Off is a utility area which also includes a WC and basin.

On the first floor is a principal bedroom which has far reaching views to the front and an en-suite shower room. The guest bedroom at the rear benefits again from an en-suite shower room. Finally, are two further bedrooms complemented by a family bathroom which includes a bath, WC and basin.

Outside – A long driveway provides parking and access to the garage. The gardens are finished in a cottage style and consists of a lawn, interspersed with flower and shrub beds and an ornamental pond.

**LOCATION:** The village of Bawdrip has its own primary school and village church. The nearby village of Puriton has a range of facilities and shops including a primary school and village hall. Near Puriton is the M5 motorway offering particularly straight forward access to junction 23. The nearby town of Bridgwater provides a full range of retail and leisure amenities, higher and lower educational facilities, main line railway station and daily coach service to London from Bridgwater bus station.



## 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, oil fired central heating.

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

**Council Tax Band:** E

**Broadband Coverage:** We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mps download and 1000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

**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 \(somerset.gov.uk\)](#)



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.

**Tel: 01278 425195**

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