

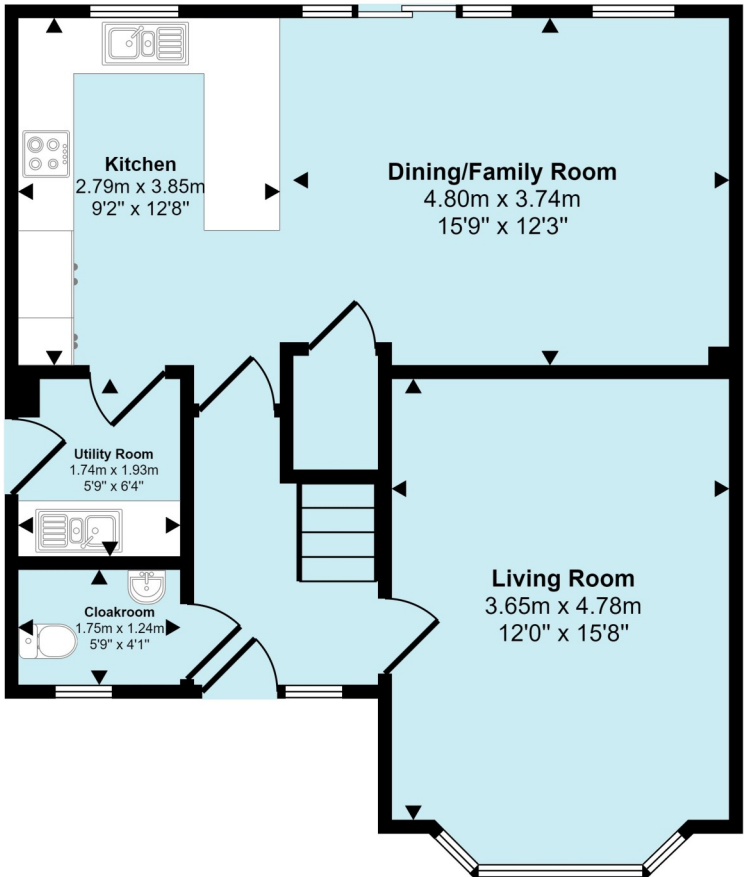


**Carver Close**  
Bridgwater, TA6  
£460,000 Freehold

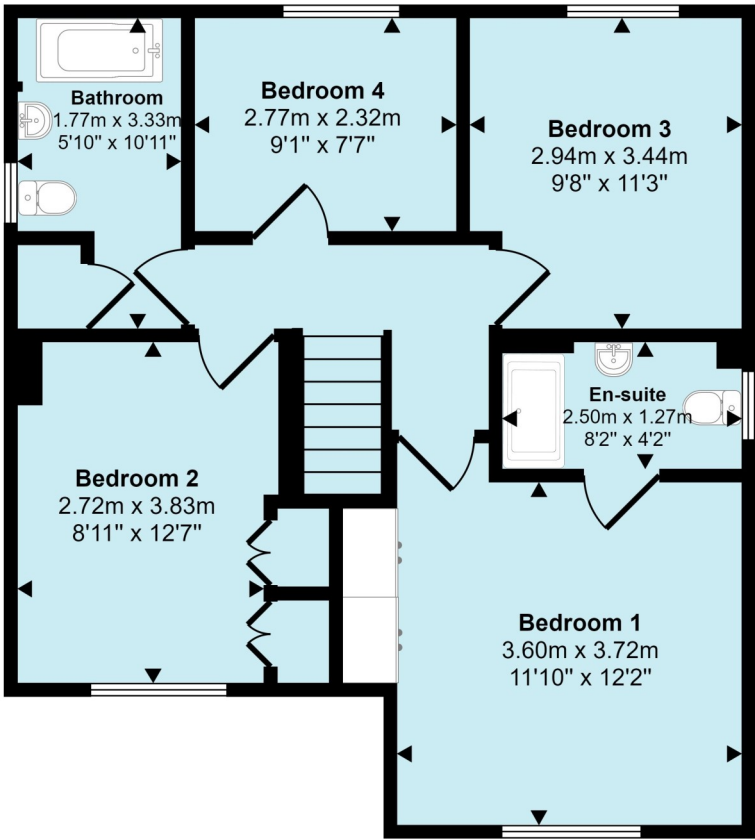
			
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**Wilkie May  
& Tuckwood**

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

A detached Redrow built property located in one of Bridgwater's most sought after residential areas. The property includes a beautiful open plan kitchen/dining/family room at the rear which overlooks the private garden. Upstairs there are three double bedrooms, the principal of which includes an en-suite shower room and one large single bedroom.

- Sought after residential area
- Four bedroom detached house
- Open plan kitchen/dining/family room
- Living room with bay window
- Utility room
- Cloakroom downstairs
- Principal bedroom with en-suite
- Three further good size bedrooms
- Well fitted bathroom
- Garage and off-road parking
- Very private rear garden

## THE PROPERTY:

The accommodation comprises an entrance hall where stairs rise to the first floor with a cloakroom off having a low level WC and basin. At the front is a living room with a bay window and at the rear a superbly appointed open area which comprises a kitchen/dining room and family area. It is tiled throughout and has patio doors which open onto and overlook the rear garden as well as windows that do the same. The kitchen is appointed with cream fronted units at both base and eye level together with a Smeg stainless steel double oven, matching Smeg four ring hob and hood, Smeg integrated dishwasher and fridge/freezer. There is also a separate utility room with gas boiler and recesses for various appliances.

There is air conditioning in both the kitchen/dining/family room and the principal bedroom.

On the first floor is a landing with a principal bedroom off which incorporates two double wardrobes and a well fitted en-suite shower room. The three further bedrooms are all of a very good size and these are complemented by a well fitted bathroom comprising a white bath, with mains' fed shower over, WC, basin and heated towel rail.

Outside – At the front is a level garden and alongside a driveway which provides parking and access to the garage. At the rear is a very private garden, screened by mature trees and consists of a patio and lawn.

LOCATION: Situated on the favoured west side of Bridgwater on the cusp of the village of Wembdon, within a level walking distance of the town centre. Junior and senior schools of high repute are close by. The market town of Bridgwater offers a full range of facilities including retail, educational and leisure facilities. M5 motorway access if available via junctions 23 and 24. Main line links are available via Bridgwater Railway Station. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea together with a daily coach service to London Hammersmith from Bridgwater bus station.



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## 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:** E

**Broadband Coverage:** We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mbps download and 100Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data available with EE and Three. Voice available and data limited with 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 November 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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