

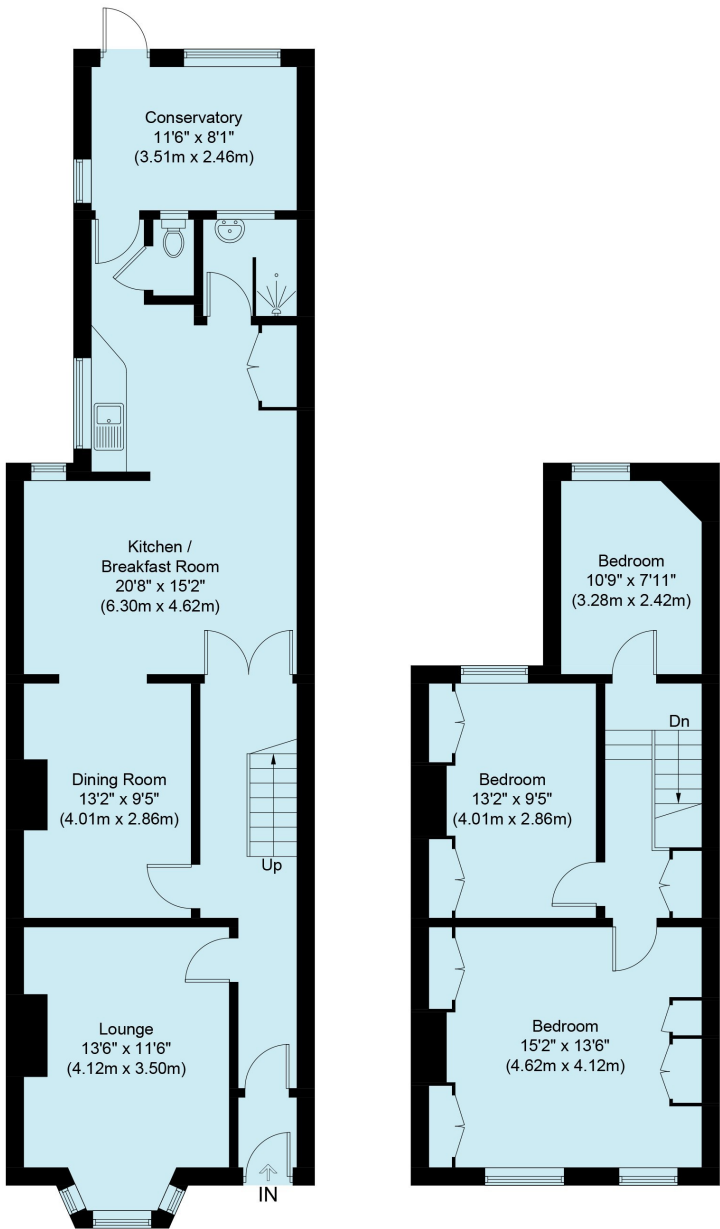


Lyndale Avenue
Bridgwater, TA6
£215,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



For illustrative purposes only. Not to scale. ID1151293
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

A spacious older style three bedroom home located on the highly favoured west side of Bridgwater. The property benefits from a garaging area at the rear together with two/three reception areas and a small enclosed garden.

It requires some improvement but is offered with no onward chain.

- Three bedroom older style house
- Favoured west side of Bridgwater
- Lounge with bay window
- Dining room
- Kitchen/breakfast room
- Downstairs' shower room
- Conservatory
- Front and rear gardens
- Garage
- No onward chain

THE PROPERTY:

The accommodation comprises an entrance vestibule with a door into the entrance hall where an open tread staircase rises to the first floor.

There is a separate lounge with a front aspect bay window together with a dining room and a large expansive kitchen/breakfast room. This includes a Stanley range style cooker which also provides some heating via radiators. This is supplemented by electric radiators. Finally on the ground floor is a shower room and separate WC plus a conservatory at the rear.

On the first floor are two large double bedrooms, both with built-in furniture plus a generous size third bedroom.

Outside – At the front is a small garden area which provides screening from the pavement and the rear a courtyard garden which beyond that is a large garage.

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 full range of amenities including retail, educational and leisure facilities including swimming pool, cinema, restaurants and library. 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 along with motorway access via junctions 23 and 24 of the M5 motorway.



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, electric 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 only available 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 \(somerset.gov.uk\)](#)

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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 January 2025.

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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