



Frampton Road
Bridgwater, TA6
£330,000 Freehold


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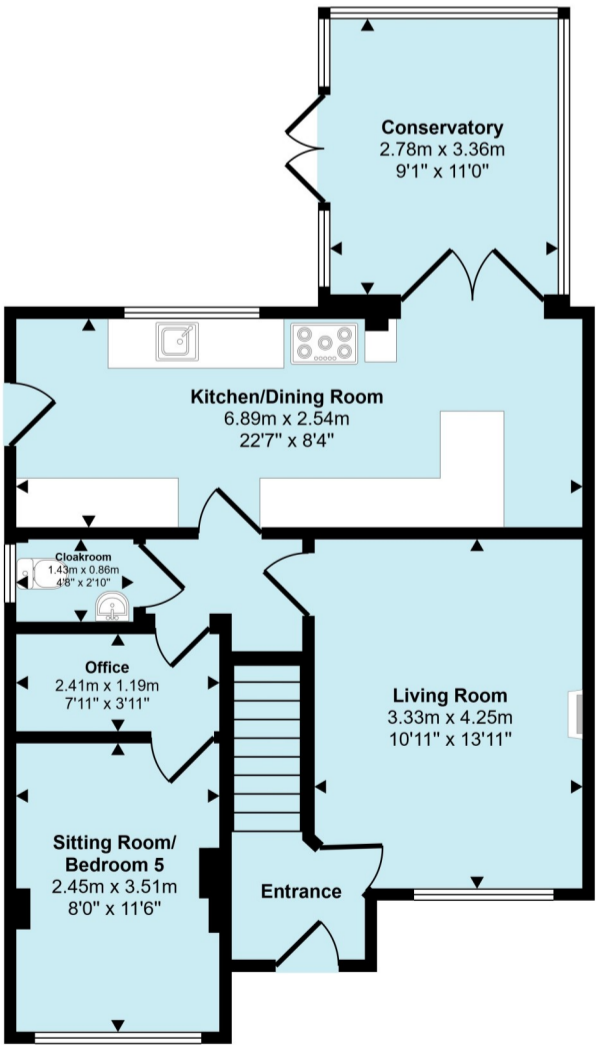

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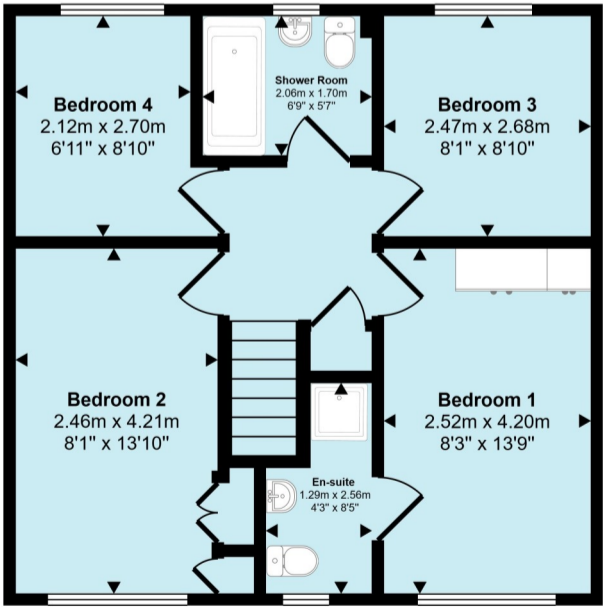
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**Wilkie May
& Tuckwood**

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

This four/five bedroom detached family home benefits from flexible accommodation, off-road parking for three cars and is served by gas fired central heating. There is a pleasant conservatory at the rear which overlooks the garden. Frampton Road is on the sought-after south side of Bridgwater.

- Sought-after south side of Bridgwater
- Four/five bedroom detached house
- Living room with front aspect
- Over 22' kitchen/dining room
- Conservatory overlooks rear garden
- Study/bedroom 5 with front aspect
- Cloakroom downstairs
- Principal bedroom with en-suite
- Three further bedrooms upstairs
- Shower room
- Low maintenance rear garden
- Off-road parking

THE PROPERTY:

The property is a well presented four/five bedroom detached extended family home served by gas fired central heating with off-road parking for three cars.

The accommodation comprises a door to the entrance hall with stairs to the first floor landing. There is a living room with a front aspect window and a feature fireplace. The property has an inner lobby with an understairs' storage cupboard and a cloakroom with WC, wash hand basin and a heated towel rail along with a double glazed window. There is a small office area with a gas boiler (approximately 3 years' old) powering the domestic hot water and the central heating system. The sitting room/bedroom five has a front aspect window. The house has a feature kitchen/dining room to the rear. It has a beautiful range of bespoke kitchen units, spotlighting, integrated appliances including a range oven with an extractor hood over, dishwasher, washing machine and a tumble dryer, along with a breakfast bar area with high and low level storage cupboards and double glazed French doors accessing the conservatory which has a pitched, polycarbonate roof with a door leading to the back garden.

To the first floor are four bedrooms. The principal includes an en-suite shower room. The other three bedrooms are all of a generous size. They are

complemented by a family shower room with a double shower cubicle, double glazed window, vanity sink, WC and a heated towel rail.

Outside – To the front the house is off-road parking for three vehicles with side access to the rear garden. The garden has been designed for low maintenance having been paved, is fully enclosed and is quite private.

LOCATION: The property is situated on the popular Quantock View Development on the edge of Stockmoor village and the outskirts of the market town of Bridgwater and enjoys convenient access to the M5 motorway junction 24. Within the development there is a shop for day to day needs and a junior school. North Petherton is approximately 1 mile away and offers an extensive range of services and amenities including GP surgery, dentist, library, shops for day to day needs, primary and junior school. Bridgwater is approximately 1.5 miles away offering a full range of amenities including retail, leisure and educational facilities. There is a regular bus service to Bridgwater, Burnham-on-Sea, Weston-super-Mare and Taunton which is approximately 9 miles away. Main line links are available via Bridgwater and Taunton Railway stations. A daily coach service to London Hammersmith runs from Bridgwater bus station.



WM&T

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: D

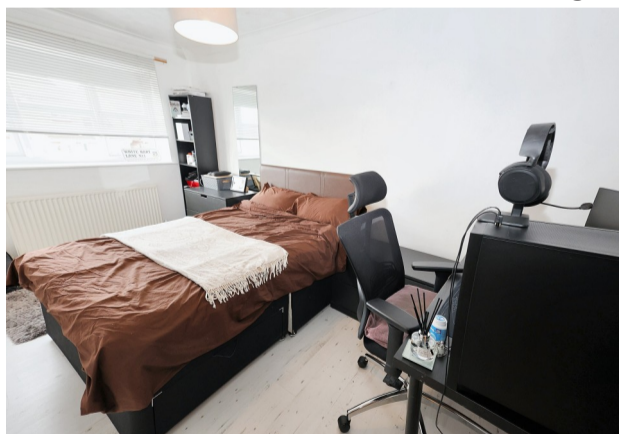
Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800Mbps download and 1000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

Flood Risk: Rivers and sea: Low risk **Surface water:** Medium risk **Reservoirs:** Likely **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 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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