

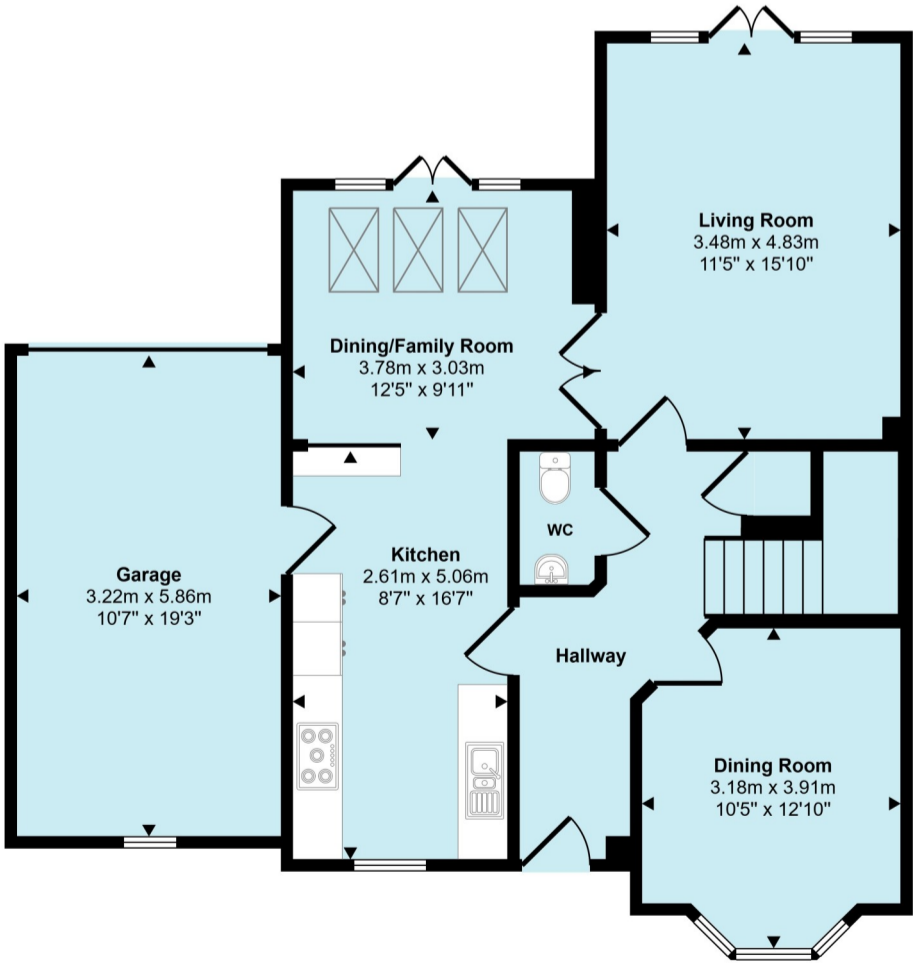


Willstock Way
Bridgwater, TA5
£400,000 Freehold

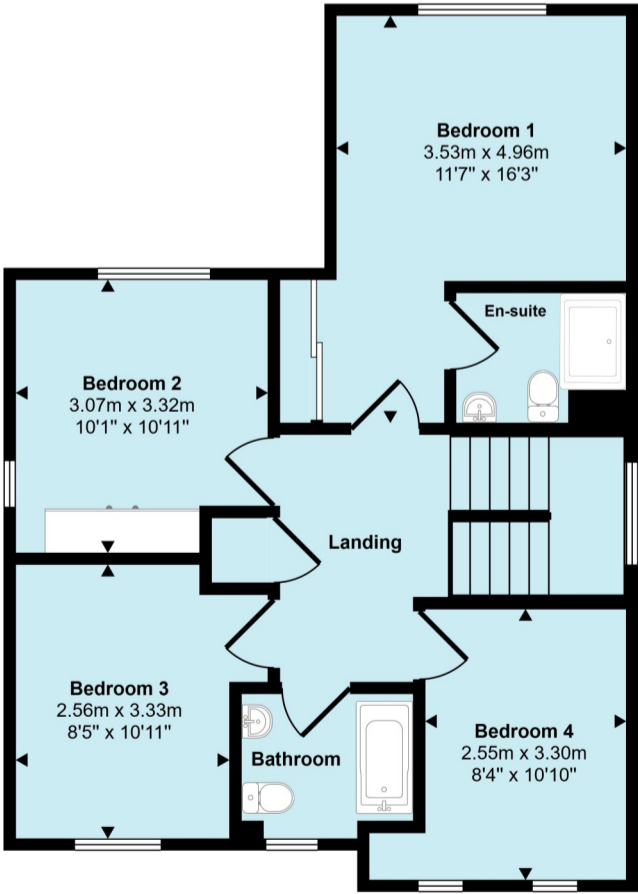
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**Wilkie May
& Tuckwood**

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

The property is a beautifully presented four double bedroom detached family home benefitting from a popular kitchen/dining/family room layout. There is a garage and off-road parking with gated access.

There are five years left on the NHBC warranty.

- Willstock village location
- Beautifully presented throughout
- Four double bedroom detached house
- Dining room with front aspect
- Living room with rear aspect
- Kitchen/dining/family room
- Principal bedroom with en-suite
- Fully enclosed rear garden
- Garage
- Off-road parking

THE PROPERTY:

The accommodation comprises a front door to the entrance hall with a spacious half turn staircase to the first floor landing and an walk-in downstairs' storage cupboard. There is a cloakroom with a WC and wash hand basin. The reception/formal dining room enjoys a bright front aspect bay window. The central hallway leads to a large separate living room with Parquet style flooring and French doors leading to the rear garden. The dwelling has a superb kitchen/dining/family room with a full range of high and low gloss finish kitchen units with integrated appliances of high specification including a double oven, fridge/freezer, dishwasher, hob and an extractor fan along with a quality ceramic tiled splash-back and hard flooring throughout the ground floor. The breakfast/family area has two skylights over offering fantastic natural light and additional French doors opening to the landscaped back garden which lends itself to seamless indoor/outdoor living. There is an internal door leading to the integral insulated garage.

To the first floor is a large landing area which benefits from a deep shelved airing cupboard and access to the four double bedrooms. There is an accessible loft hatch leading to a partially boarded loft space. The principal bedroom is spacious with an en-suite and dressing area with mirrored double wardrobes. The en-suite shower room has a double shower cubicle, wash hand basin and WC. The bedrooms are complemented with a refitted Porcelanosa family bathroom with bath, shower over, WC, wash hand basin and a double glazed window.



The bedrooms to the rear have views across the fields towards the Quantock Hills.

Outside – To the rear of the dwelling is a landscaped garden including stone patio with quality professionally laid artificial lawn. The garden is relatively private, enclosed and secure with gated access to the driveway providing parking for two cars leading to the garage. The garage is of a particularly good size which has plumbing for a washing machine and overhead storage, a gas boiler powering the domestic hot water and the central heating system.

The garage door is electric and remote controlled. The rear garden also benefits from a separate gated side access which provides useful storage and secure access to the front garden.

LOCATION: Situated on the popular Willstock Village with a rural feel yet close to services and facilities the town has to offer. Positioned in the parish of North Petherton which is approximately 1½ miles away with range of shops and facilities including primary school, GP and pharmacy. Bridgwater is 2 miles distance and offers a wide range of leisure, educational and retail facilities. There are main line links via Bridgwater Railway station. Regular bus services run to Taunton, Burnham-on-Sea and Weston-super-Mare plus a daily coach service to London Hammersmith from Bridgwater bus station. The M5 junction 24 is easily accessed from the development.



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: E

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 both limited 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 February 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

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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