



Bristol Road
Dunball, Bridgwater, TA6
£730,000 Freehold

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HOUSE: C76
ANNEXE: C76
EPC

Wilkie May
& Tuckwood

Floor Plan



Description

A detached four bedroom immaculately presented family home with separate detached two bedroom chalet style annexe located on a large level plot of just under one acre. The house includes a stunning kitchen/dining/family room measuring 32' x 27' and overlooks the garden. The property is conveniently located for easy access into Bridgwater and other Somerset towns. The M5 motorway is also a very short drive away.

- Detached four bedroom home
- Immaculately presented throughout
- Detached two bedroom annexe
- Large plot of just under one acre
- Superb kitchen/dining/family room
- Dual aspect living room
- Further reception room and office
- Over 20' principal bedroom
- Three further bedrooms
- Garage/workshop 43'8" x 15'11"
- Open shed and summerhouse
- Off-road parking
- Convenient position for M5 motorway

THE PROPERTY:

The accommodation offers a breathtaking open plan kitchen/dining/family room which includes a superbly fitted kitchen, log burner and patio/bi-fold doors which overlook the garden. There is also a dual aspect living room again with an inset wood burner and in addition there is an office, snug, utility room and cloakroom with a downstairs' WC.

On the first floor is a principal bedroom suite of a very generous size with a walk-in wardrobe/dressing room along with an en-suite shower room with a large cubicle, WC and basin. The second bedroom again includes views to the front and an en-suite shower room. The remaining two bedrooms are complemented by a large family bathroom with a freestanding bath, separate shower cubicle, basin and WC.

To the rear of the property is a separate annexe which includes a ground floor living room, a kitchen/dining room, a dining room and wet room on the ground floor. There are two first floor bedrooms both with en-suites.

Outside – An array of off-road parking along with a large garage/workshop. The gardens include lawns, flower and shrub beds and are approaching an acre.

LOCATION: Just a short distance from the popular Somerset village of Puriton, which has a busy community with Parish church, primary school, inn, post office, shop, general store and butcher. Conveniently located for junction 23 of the M5 and a bus service from the village runs to the market town of Bridgwater with its extensive range of amenities. Main line links are available from Bridgwater railway station along with a daily coach service to London.



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: House F, Annexe A.

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mbps 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: 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 \(somerset.gov.uk\)](#)

WM&T



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.

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