



Old Taunton Road

Bridgwater, TA6

£159,950 Freehold

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Wilkie May

& Tuckwood

Floor Plan

Bathroom
2.15m x 1.69m
7'1" x 5'7"

Kitchen
2.13m x 3.28m
7'0" x 10'9"

Dining Room
2.96m x 3.88m
9'9" x 12'9"

Living Room
3.50m x 3.20m
11'6" x 10'6"

Porch

Ground Floor

Bedroom 2
2.94m x 3.90m
9'8" x 12'10"

Bedroom 1
4.64m x 3.24m
15'3" x 10'8"

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.

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Description

This spacious two double bedroom town house benefits from off-road parking, two reception rooms and a good size garden to the rear. The principal bedroom is over 15' in length with two windows, so has the potential to create three bedrooms subject to building regulations.

The house is offered to the market with no onward chain.

- Central position within Bridgwater
- Spacious terrace house
- Two double bedrooms
- Two reception rooms
- Kitchen
- Bathroom downstairs
- Fully enclosed rear garden
- Off-road parking for one vehicle
- No onward chain

THE PROPERTY:

The property is a spacious two double bedroom Victorian town house benefitting from off-road parking and has a particularly good size garden to the rear.

The house does require some modernisation and improvements and also has the potential to change to a three bedroom with a good size principal bedroom with two windows.

The accommodation comprises a porch leading to the entrance hall, with stairs to the first floor landing with an understairs' storage recess, a living room with a front aspect window and a fireplace. There is a separate dining room with a fireplace. The kitchen benefits from a range of units, plumbing for a washing machine and recesses for domestic appliances. To the rear is a bathroom with white suite, bath, tiled surround, wash hand basin, WC and an airing cupboard along with a window.

To the first floor are two double bedrooms.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Solid brick construction.

Services: Mains water, mains electricity, mains drainage, night storage heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: A

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 10000Mbps download and 10000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

Flood Risk: Rivers and sea: High risk **Surface water:** Very low 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 \(somerset.gov.uk\)](#)

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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 March 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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