



**Wellington Road**  
Bridgwater, TA6  
£120,000 Leasehold

  
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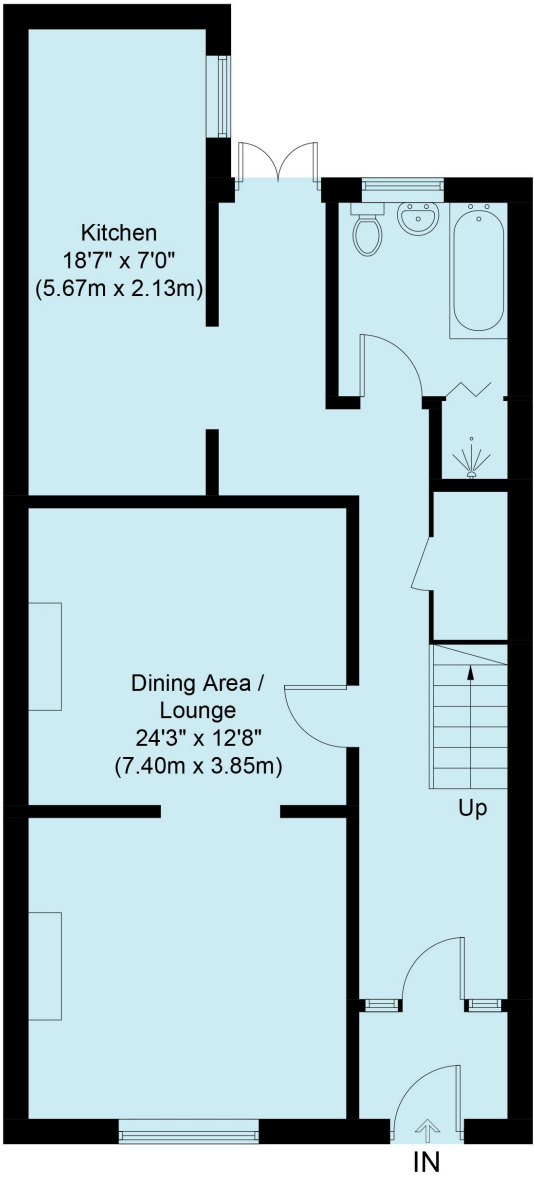
  
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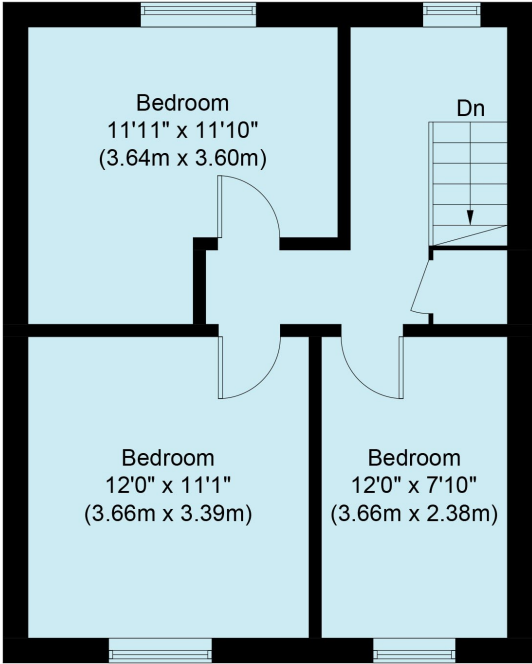
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EPC

**Wilkie May  
& Tuckwood**

Floor Plan



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1181252  
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

This three bedroom double fronted end of terrace house requiring full modernisation and renovation throughout.

Offered to the market with no chain and recommended for cash buyers only.

It has a good size garden.

- Easy walking distance from town centre
- Three bedroom house
- Front aspect living room
- Adjoining dining room
- Kitchen
- Bathroom downstairs
- All three bedrooms are of a good size
- Fully enclosed rear garden
- No onward chain

## THE PROPERTY:

The property requires modernisation and upgrading throughout. The accommodation briefly comprises a door to the entrance hall with stairs to the first floor landing. The lounge has a front floor aspect window with an adjoining dining room. There is an inner lobby with rear aspect doors to the garden and a kitchen which has range of high and low level units requiring modernisation. The house has a ground floor bathroom with a bath, WC and a wash hand basin.

Stairs to the first floor landing where there are three good size bedrooms.

To the rear of the dwelling is an outside storage room and a garden which is predominantly laid to lawn and is fully enclosed.

The house is served by gas fired central heating but the whole property does require extensive modernisation.

**LOCATION:** The property is situated on the eastern fringe of the market town centre of Bridgwater and within easy walking distance of the town's many facilities including retail and leisure amenities. Bridgwater College is easily accessible and within a 15 minute walking distance. There is easy access to the M5 motorway via junction 23. Main line links are available at Bridgwater Railway station, which is a two minute level walk from the property allowing an easy commute to Bristol, Taunton and Exeter. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea from the town's bus station together with a daily coach service to London Hammersmith.



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## GENERAL REMARKS AND STIPULATION

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

Leasehold details: 1,000 year lease from 1864. There are 839 years remaining. Ground rent: £10 per annum.

**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:** B

**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:** Low risk **Surface water:** High 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 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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