

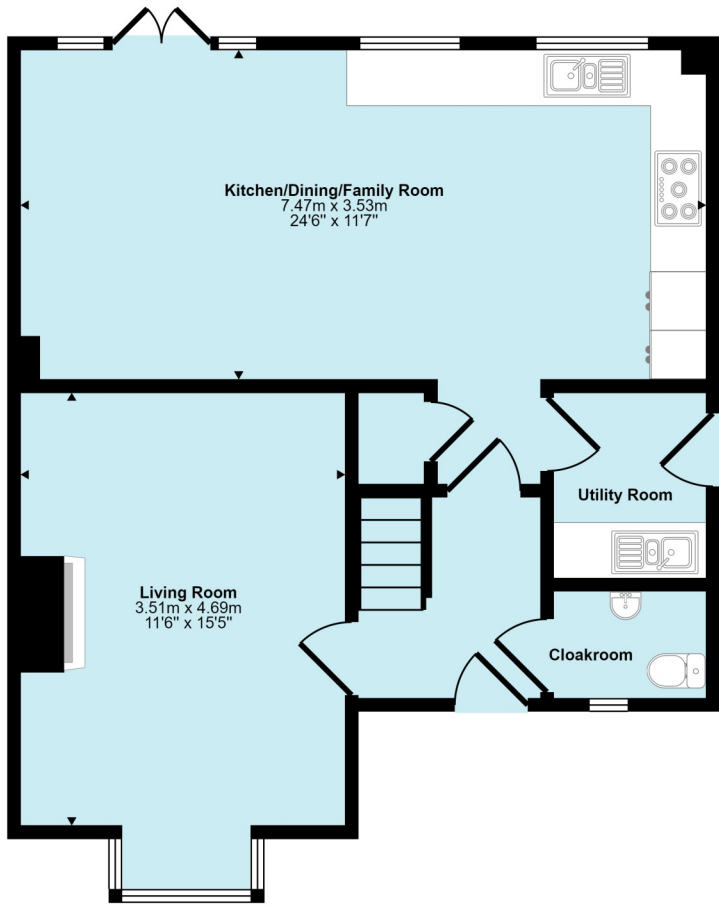


Haywater Avenue
Bridgwater, TA6
£420,000 Freehold

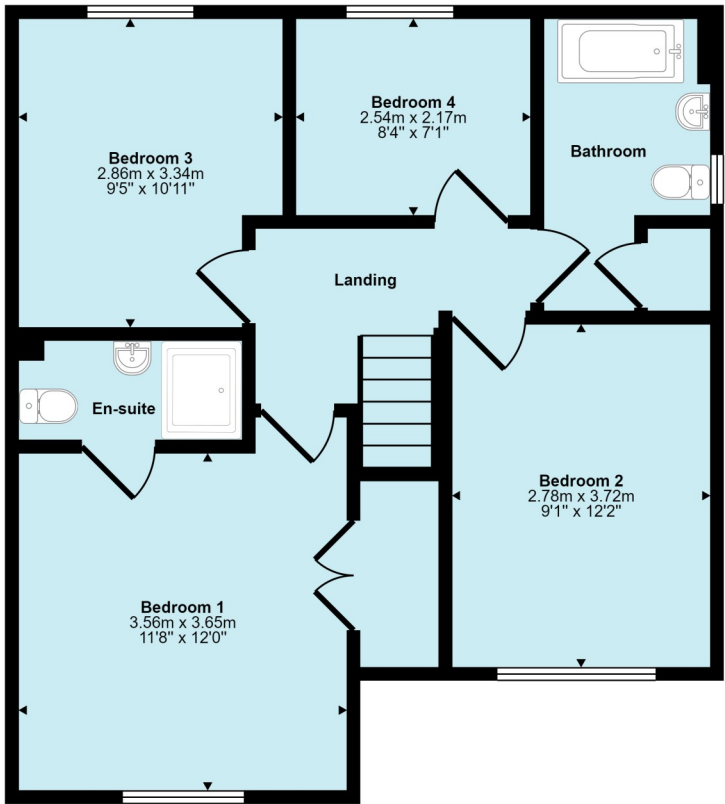
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**Wilkie May
& Tuckwood**

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 and improved four bedroom detached family home with views over the Meads, an open conservation area. The house has been improved and is superbly presented throughout with additional parking to the front and a wood burning stove fitted to meet building regulations in the living room and quartz work surfaces to the kitchen/family/dining room.

- Superb four bedroom detached house
- Far reaching views
- Beautifully presented throughout
- Over 24' kitchen/dining/family room
- Living room with wood burner
- Utility room
- Cloakroom
- Principal bedroom with en-suite
- Three further bedrooms
- Bathroom
- Over 19' garage and driveway
- Front and rear gardens
- Viewings come highly recommended

THE PROPERTY:

This family home has far reaching views and off-road parking and is beautifully presented throughout.

The accommodation comprises an entrance hall, stairs to the first floor landing, a cloakroom (with WC and a wash hand basin), a living room with a front aspect bay window and a wood burner set within a fireplace surround and fitted to building regulations. To the rear is a kitchen/dining/family room over 24' in length with a good range of fitted kitchen units with quartz work surfaces, an integrated double oven, hob, extractor hood, an integrated fridge/freezer, dishwasher and space for a dining room table and chairs and soft furnishings with French doors overlooking and accessing the rear garden. There is a separate utility room with quartz work surfaces, sink, plumbing for a washing machine and a double glazed door.

To the first floor are four well proportioned bedrooms with an en-suite shower room – with double shower cubicle, WC, wash hand basin and heated towel rail – to the principal bedroom. The family bathroom has a bath, shower over, WC, wash hand basin and a obscure double glazed window.

Outside – At the front the gardens have been landscaped with an open area of ground with far reaching views, a double drive leads to the garage. The rear garden has also been landscaped with paved pathway and raised patio, the garden is fully enclosed and private and there is side gated access. The access to the garage which has light and power connected with an up and over door and benefits from overhead storage.

LOCATION: Situated within walking distance of the town centre as well as benefiting from junior and senior schools of high repute close by. Bridgwater offers a full range of facilities including retail, educational and leisure amenities. The M5 motorway can be accessed via either junction 23 or 24 as well as main line links via Bridgwater Railway station. Regular bus services run to Taunton, Weston-super-Mare and Burnham-on-Sea and a daily coach service to London Hammersmith from Bridgwater Bus Station. Boating and fishing activities can be enjoyed at the nearby Durleigh and Hawkridge Reservoirs and golf courses can be found at Enmore and Taunton. The Quantock Hills, designated as an Area of Outstanding Natural Beauty, are just a short distance providing a wonderful location for all country pursuits including a wide network of footpaths.



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GENERAL REMARKS AND STIPULATION

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

Construction: Brick cavity.

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: 1000Mbps download and 200Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

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 April 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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