



wilkie.co.uk

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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 until the prospective buyer has accepted the offer or until the 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.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

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.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 May 2025.

3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranties in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No 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. 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 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 until the prospective buyer has accepted the offer or until the 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.



Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 100Mbps download and 100Mbps upload. We recommend you check coverage on <https://checker.ofcom.gov.uk/>

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

Flood risk: Rivers and seas: Very low risk Surface: Medium risk Reservoirs: Unlikely Groundwater: Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on https://www.sdc.somerset.gov.uk/planning_online

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

Construction: TBC.

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

GENERAL REMARKS AND STIPULATION



April Cottage

15 Downend Terrace, Downend Road, Puriton,
Bridgwater, TA6 4TJ
£267,500 Freehold

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Wilkie May
& Tuckwood

Floor Plan



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

This three bedroom cottage benefits from views over the fields, off-road parking and is served by gas fired central heating. The rear garden is in excess of 250'.

The dwelling has a wood burning stove and is well presented.

- Three bedroom cottage with views
- Well presented throughout
- Over 16' living room with front aspect
- Kitchen
- Dining room over 27' with rear aspect
- Cloakroom downstairs
- Utility cupboard
- First floor: Bedroom and bathroom
- Top floor: Two bedrooms
- Gas fired central heating
- Off-road parking for one car
- Delightful cottage gardens over 250'

THE PROPERTY:

A door to the entrance porch which has tiled flooring and leads to the living room with a wood burner and a front aspect window. There is a kitchen which has been modernised with white fronted units, integrated fridge, recesses for domestic appliances and a larder unit. There is a substantial dining area with space for a table and chairs, two skylights and sliding patio door overlooking and accessing the rear garden. From the dining room is access to a utility cupboard which has plumbing for a washing machine and a gas boiler powering the domestic hot water and the central heating system. The cloakroom benefits from a WC and a wash hand basin.

Stairs to the first floor landing with a principal bedroom that has a fireplace and views over fields. The bathroom has a bath, shower cubicle, WC, wash hand basin, heated towel rail and a double glazed window.

Stairs to the second floor landing with two further bedrooms.

Outside – To the front is off-road parking for one vehicle. To the rear is a paved patio, further paved and gravelled area with a substantial cottage gardens, stretching to in excess of 250' in length along with a garden pond, greenhouse and a useful potting shed to the rear.

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.

