

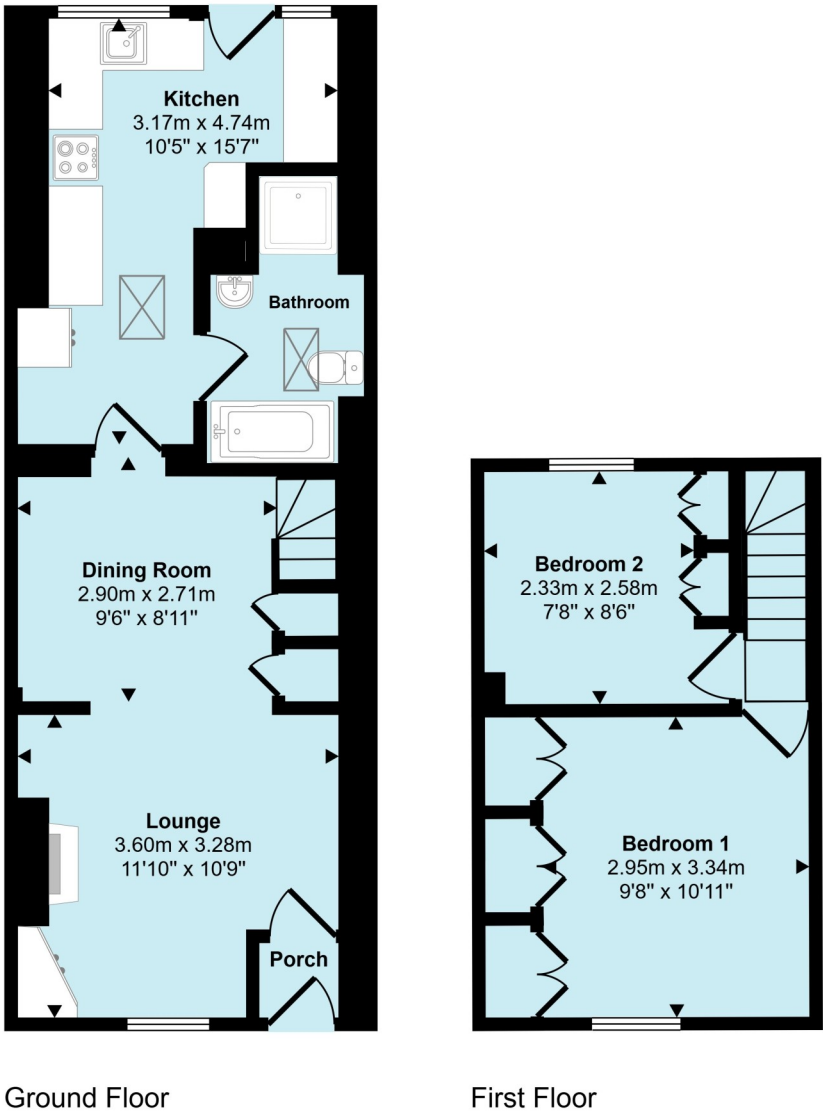


Provident Place
Bridgwater, TA6
£210,000 Freehold

			D EPC
2	2	1	

**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

The property is a beautifully presented two bedroom town house served by gas fired central heating, with a modern kitchen and a bathroom. The house benefits from a good size garden and garage to the rear with an electric roller door. There is no onward chain.

- Beautifully presented throughout
- Lounge with a wood burner
- Dining room
- Kitchen
- Bathroom
- Two bedrooms
- Good size cottage style rear garden
- Garage
- No onward chain

THE PROPERTY:

The accommodation comprises the entrance door where there is a lounge/dining room with a wood burner set within a fireplace surround and concealed stairs to the first floor landing. There is a kitchen area over 16' in length with a range of cream fronted units, skylight, recesses for domestic appliances including a cooker point with an extractor hood over and a rear aspect door to the gardens. There is a bathroom to the ground floor with a separate shower cubicle, bath, WC, vanity basin, heated towel rail and skylight.

To the first floor are two double bedrooms with a boiler to bedroom two (which is enclosed in a cupboard area powering the domestic hot water and the central heating system). The rear garden is a particularly good size in a cottage garden style with an abundance of shrubs leading to the garage which has electric rollers which is a very useable space with light and power connected and rear vehicular access.

LOCATION:

Situated on the west side of the market town of Bridgwater close to primary and senior schools of high repute. The property is a level walk to the town centre which offers a full range of amenities including retail and leisure facilities. Junctions 23 and 24 offers easy access to the M5 motorway. Main line links are available via Bridgwater Railway station. There are regular bus services to Taunton, Burnham-on-Sea and Weston-super-Mare together with a daily coach service to London Hammersmith.



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, gasfired central heating.

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

Council Tax Band: A

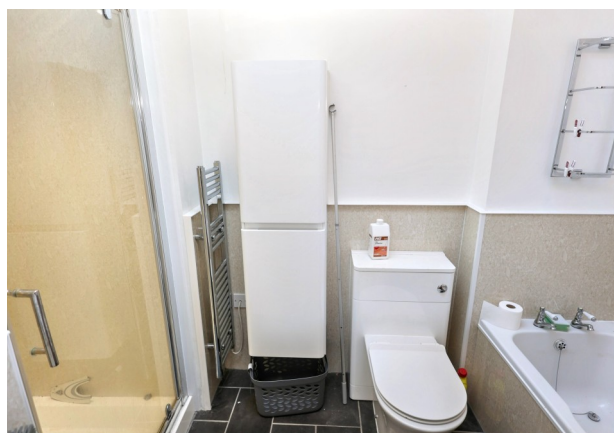
Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mbps download and 1000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

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 \(somerset.gov.uk\)](#)

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 May 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.

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.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY