

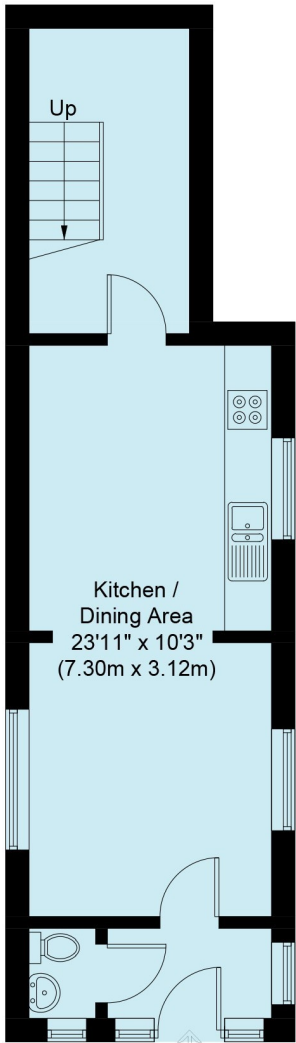


**Edward Street**  
Bridgwater, TA6  
£165,000 Leasehold

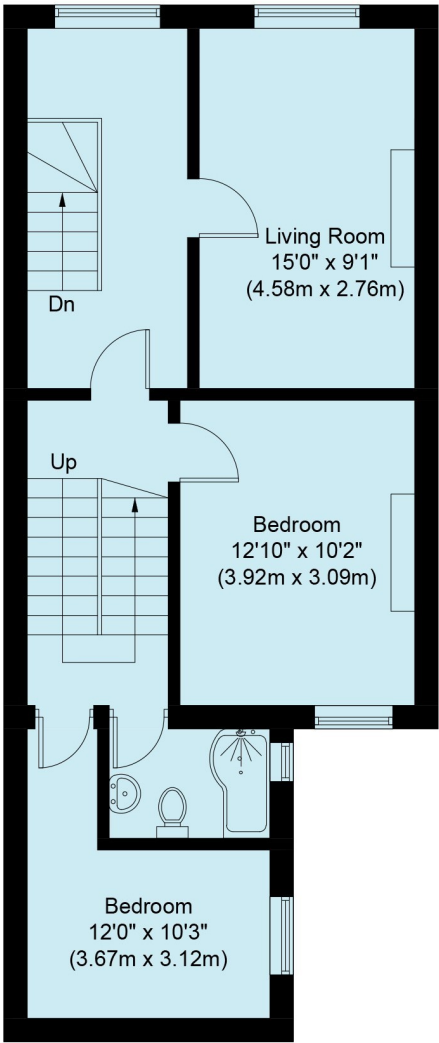
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**Wilkie May  
& Tuckwood**

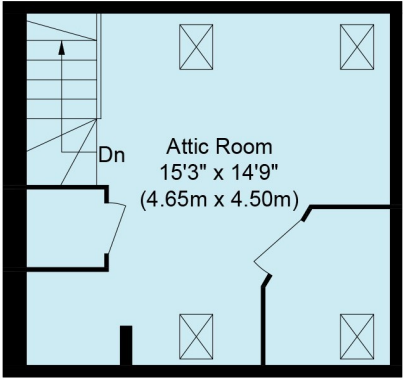
**Floor Plan**



**Ground Floor**



**First Floor**



**Second Floor**

For illustrative purposes only. Not to scale. ID1217687  
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 two/three bedroom Victorian house has off-road parking, small enclosed garden and flexible accommodation.

- Victorian house with off-road parking
- Over 23' kitchen/dining room
- Cloakroom downstairs
- Over 15' living room/bedroom three
- Two bedrooms on first floor
- Attic room
- Gas fired central heating

## THE PROPERTY:

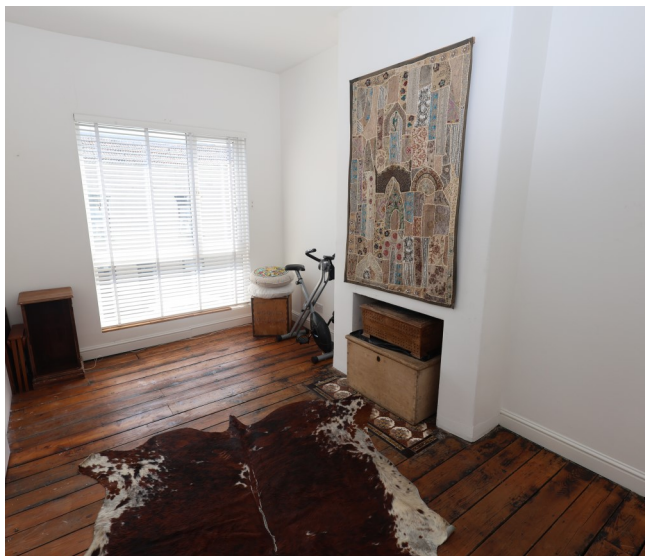
The residence is a two/three bedroom Victorian house benefitting from a garden and off-road parking. The property is served by gas fired central heating and is leasehold.

The accommodation comprises an entrance porch leading to the kitchen/dining room and space for a dining room table and chairs. There is a range of low and level units, an integrated oven, hob and an extractor hood and a concealed boiler powering the domestic hot water and the central heating system. There is a rear lobby with understairs' storage and stairs to the first floor landing where there are two bedrooms complemented by a bathroom with WC, vanity basin, a corner bath, heated towel rail and a double glazed window and a shower. The living room/bedroom three has a front aspect window.

Stairs to the attic room which is currently used as a bedroom with three skylights, an enclosed corner area and wardrobe recess.

## LOCATION:

The area enjoys a most convenient location within walking distance of shops for day to day needs, Cranleigh Garden Park, Cranleigh Garden Medical Centre and the railway station. Bridgwater offers a full range of amenities along with straight forward access to junctions 23 and 24 of the M5 motorway.



WM&T

## GENERAL REMARKS AND STIPULATION

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

**Lease details:** 138 years remaining on the lease. Ground rent to £2.50 per annum. There is no service charge.

**Construction:** To be confirmed.

**Services:** Mains water, mains electricity, mains drainage, gas fired 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: 1000Mps download and 1000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data available with 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 July 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**

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