

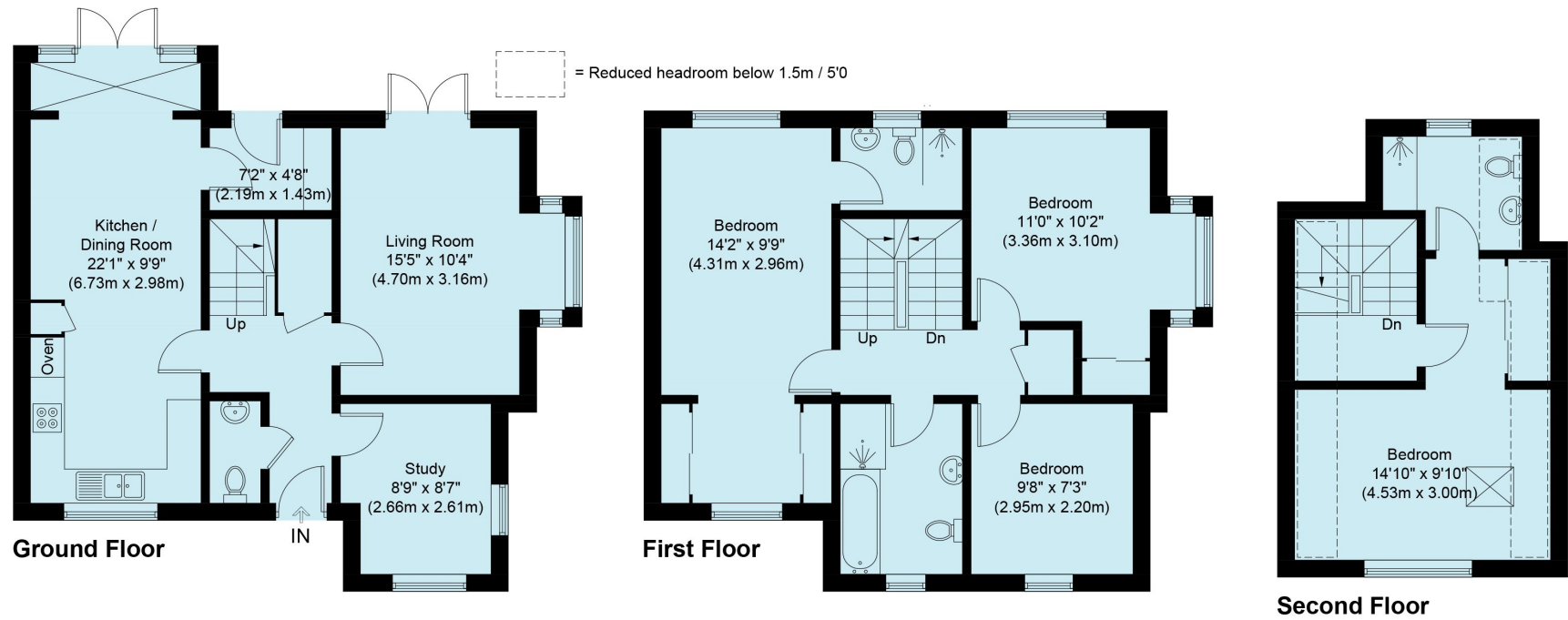


Gardenia Walk
Bridgwater, TA5
£425,000 Freehold

			
4	3	3	EPC

**Wilkie May
& Tuckwood**

Floor Plan



For illustrative purposes only. Not to scale. ID1226131
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

Gardenia Walk is a beautifully presented ex-show house with four bedrooms set on the Willstock development on the edge of Bridgwater. The house benefits from an external charging point for an electric vehicle.

The house is offered to the market with no chain.

- Ex-show home on Willstock development
- Over 21' kitchen/dining room
- Living room with French doors
- Study with front aspect
- Cloakroom downstairs
- Over 14' bedroom with en-suite
- Two further bedrooms on first floor
- First floor bathroom
- Second floor double bedroom with en-suite
- Rear garden
- Garage
- Off-road parking
- Electric charging point for vehicles
- No onward chain

THE PROPERTY:

The property has been extended at the rear to the kitchen with the rest of the accommodation comprising an entrance hall, cloakroom, study, sitting room with a dual aspect, an extended kitchen/dining room which opens to the rear garden and a utility room.

To the first floor are three bedrooms, with an en-suite to the principal bedroom. The bedrooms are complemented with a bathroom.

To the second floor is a further double bedroom with a further en-suite.

OUTSIDE – There is off-road parking which leads to the garage. There is an electric charging point for charging electric vehicles on the driveway. The garden is predominantly laid to lawn and benefits from a good degree of privacy due to the walled boundary.



A viewing of the house comes highly recommended to fully appreciate what it has to offer, not only within the development but the space within the property.

LOCATION:

Situated on the popular Willstock Village with a rural feel yet close to services and facilities the town has to offer. Positioned in the parish of North Petherton which is approximately 1½ miles away with range of shops and facilities including primary school, GP and pharmacy. Bridgwater is 2 miles distance and offers a wide range of leisure, educational and retail facilities. There are main line links via Bridgwater Railway station. Regular bus services run to Taunton, Burnham-on-Sea and Weston-super-Mare plus a daily coach service to London Hammersmith from Bridgwater bus station. The M5 junction 24 is easily accessed from the development.



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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, gas fired central heating.

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

Council Tax Band: D

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 limited with EE, Three, O2 and 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 \(somerset.gov.uk\)](#)



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.

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