

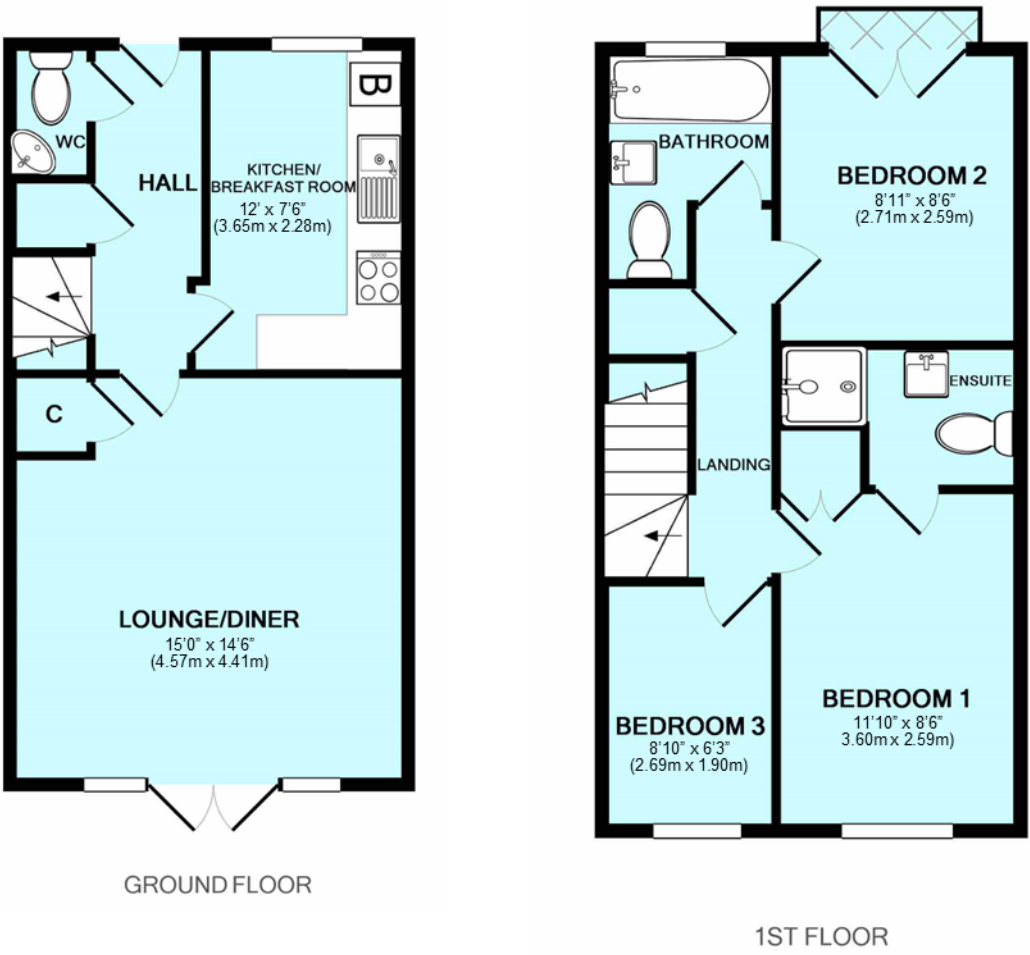


Hazeley Close
Bridgwater, TA6
£220,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

This three bedroom family home benefits from off-road parking for two cars, is served by gas fired central heating with en-suite shower room.

- Three bedroom house
- Over 15' lounge/diner
- Kitchen/breakfast room
- Cloakroom downstairs
- Principal bedroom with en-suite
- Bathroom
- Front and rear gardens
- Off-road parking for two vehicles

THE PROPERTY:

The accommodation comprises a door to the entrance hall with a downstairs' cloakroom and a useful storage cupboard and stairs to the first floor landing.

There is a range of kitchen units with integrated appliances and front aspect window. At the rear of the property is a lounge/dining room with a storage cupboard and a door accessing the rear garden.

To the first floor are three good size bedrooms and an en-suite shower room – with shower cubicle, WC and a wash hand basin – to the principal bedroom. There is also a family bathroom with bath, WC and a wash hand basin.

Outside – To the front of the property is a lawned area and to the rear is an enclosed garden with a gravelled area, which is private and fully enclosed. Just a short walk is off-road parking allocated for two vehicles.

LOCATION:

Situated on the popular Phoenix development with local shops and amenities close to hand and the market town centre of Bridgwater only a short walk away. Close by to the property there is a recreational park and easy access to Cranleigh Gardens Park. M5 junctions 23 and 24 are nearby allowing convenient access to the M5 motorway. Main line links via Bridgwater Railway station are a short level walk away together with a daily coach service to London Hammersmith from Bridgwater bus station.



WM&T

GENERAL REMARKS AND STIPULATION

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

Construction: Timber framed.

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

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800Mbps download and 1000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

Flood Risk: Rivers and sea: Low risk **Surface water:** Very low 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 August 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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