



Lime Tree Close

Bridgwater, TA6
£189,950 Freehold


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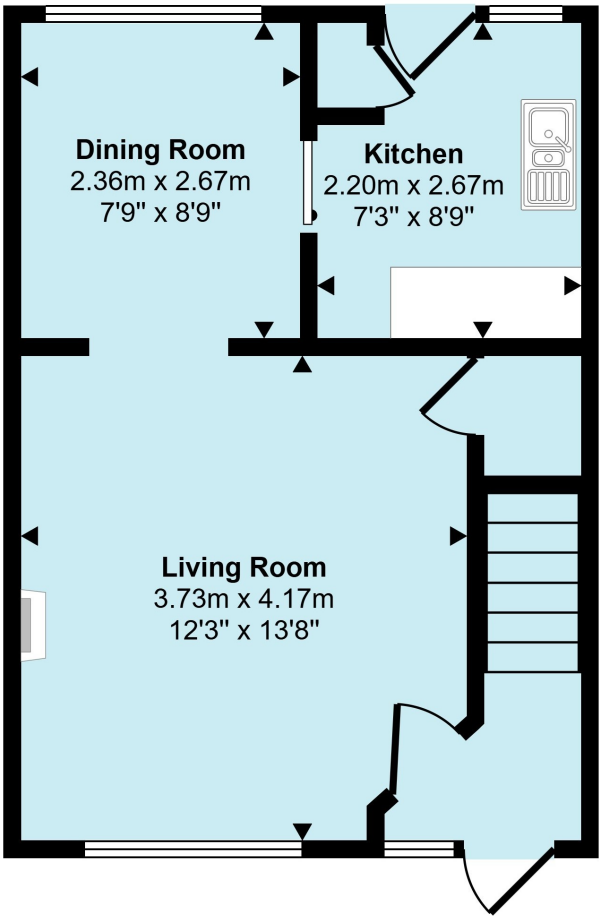

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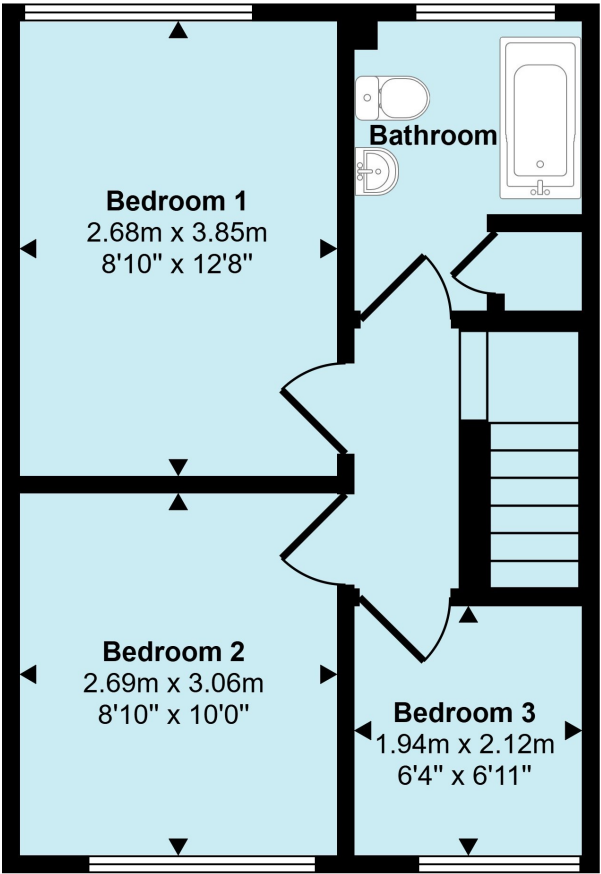

EPC

**Wilkie May
& Tuckwood**

Floor Plan



Ground Floor
Approx 33 sq m / 352 sq ft



First Floor
Approx 34 sq m / 361 sq ft

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 mid terrace family home is offered to the market with no chain and benefits from a garage.

- Popular Bower Manor development
- Living room with front aspect
- Separate dining room
- Kitchen
- Three bedrooms
- Bathroom
- Front and rear gardens
- Garage
- No onward chain

THE PROPERTY:

The house is served by electric heating, comprising a door to the entrance hall with stairs to the first floor landing. The living room has a fireplace, along with a separate dining room and a separate kitchen with a range of units and a double glazed rear door.

To the first floor are three bedrooms and a bathroom – with a white suite – and an airing cupboard.

Outside – To the front are pretty gardens and to the rear the gardens are enclosed and private.

Just a short walk from the property is a garage.

LOCATION::

The property stands on the popular Bower Manor development on the eastern fringe of the market town centre of Bridgwater with local shops close to hand for day to day needs. Bridgwater offers a full range of facilities including retail, educational and leisure amenities. Bridgwater & Taunton College offering higher education is close by. The M5 junction 23 is close by allowing convenient access to the motorway. Main line links are available via Bridgwater Railway Station and a daily coach service to London together with a regular bus service to Taunton, Weston-super-Mare and Burnham-on-Sea can be found at Bridgwater bus station.



WM&T

GENERAL REMARKS AND STIPULATION

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

Construction: Brick cavity.

Services: Mains water, mains electricity, mains drainage, electric 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: 1000Mbps 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: 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.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY



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