



Ladymead Close

Durleigh, Bridgwater, TA6

£320,000 Freehold

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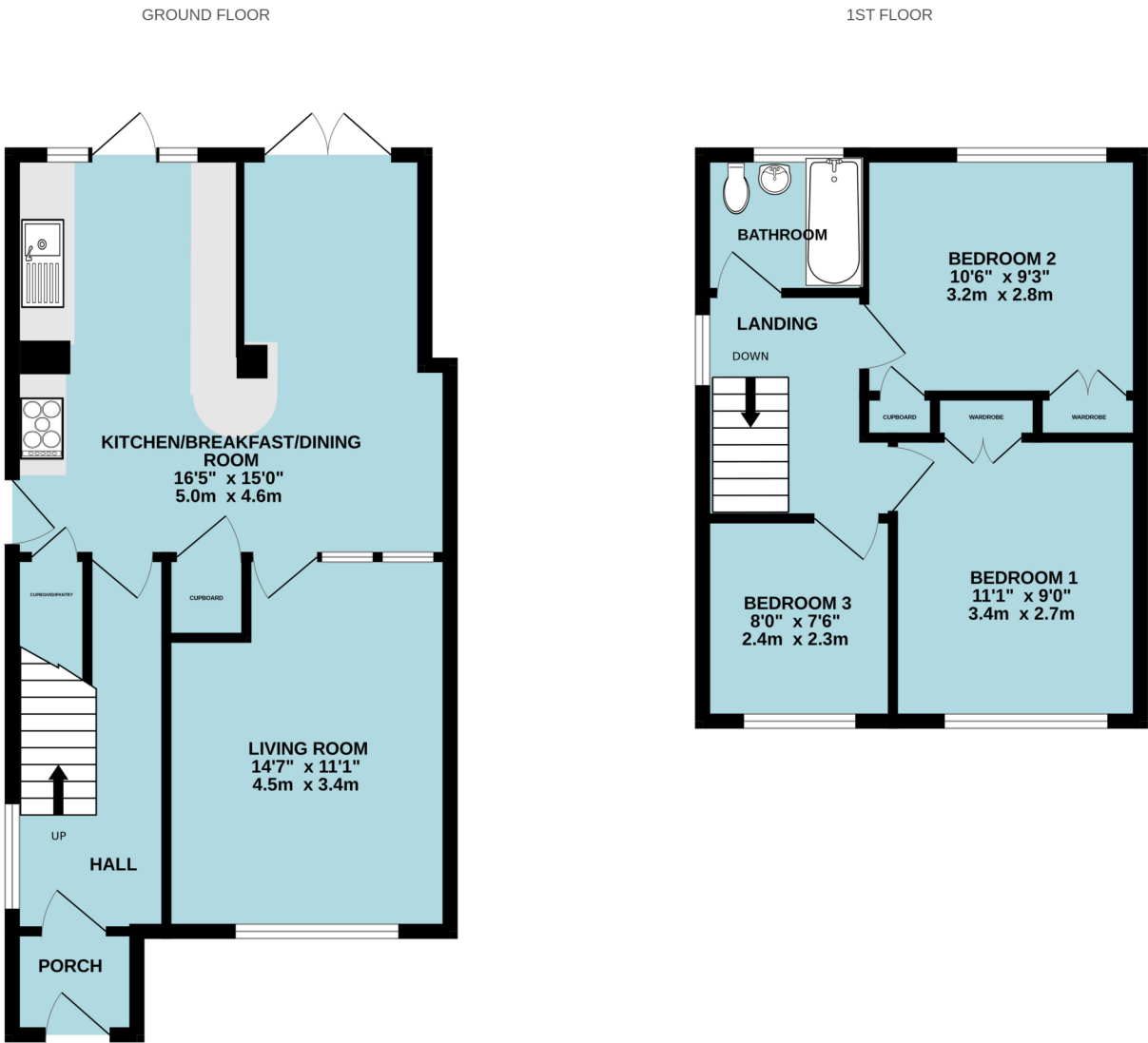
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Wilkie May

& Tuckwood

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Description

This extended and extremely well presented three bedroom family home benefits from a side driveway and garage with views to the rear over the Quantock Hills and distant Durleigh Reservoir.

- Durleigh location, with views
- Extended and well presented throughout
- Wren kitchen fitted in 2024
- Dining room with French doors
- Living room with front aspect
- Three good size bedrooms
- Bathroom
- Low maintenance front garden
- Garage and driveway
- South facing rear garden, two patios

## THE PROPERTY:

There is a double glazed door to the entrance porch leading to the entrance hall with stairs to the first floor landing and an understairs' storage cupboard and oak style flooring, and custom blinds fitted to the window. The living room has a front aspect window and custom blinds fitted, along with a fireplace effect and a door to the kitchen/dining room. The Wren kitchen has been fully upgraded in 2024 with a range of dove grey units, a dishwasher, Belling range oven (negotiable) with an extractor hood, plumbing for a washing machine, a useful walk-in pantry, a double glazed side door, a double glazed rear door and window. The adjoining dining room and office area has French doors to the rear garden.

To the first floor of the house are three good size bedrooms with wardrobes to bedroom one, wardrobes and a Vaillant boiler to bedroom two and wardrobes to bedroom three. From bedroom two are fantastic panoramic rural views over the Quantock Hills and Durleigh Reservoir. The bedrooms are complemented by a modern bathroom with bath, electric shower over, vanity basin, WC, double glazed window and ceramic tiled flooring.

Outside – To the front if an artificial lawn, a side driveway leading to the garage which has light and power connected. The rear garden is south facing and is extremely private, is laid to lawn, is enclosed by fencing with two patios.

## LOCATION:

Situated on the favoured west side of Bridgwater yet within close proximity of the Quantock Hills, an Area of Outstanding Natural Beauty. Bridgwater is approximately 1½ miles away and offers a full range of amenities including retail, educational and leisure facilities. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea together with a daily coach service to London Hammersmith from the bus station. Main line links are available via Bridgwater Railway station. Junctions 23 and 24 provide easy access to the M5 motorway.



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## 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, gas fired central heating.

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

**Council Tax Band:** C

**Broadband Coverage:** We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000Mbps download and 100Mbps 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 \(somerset.gov.uk\)](#)



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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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