



Stockland Bristol

Bridgwater, TA5

£585,000 Freehold

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Wilkie May

& Tuckwood

Floor Plan

The floor plan is divided into two main levels. The upper level (first floor) includes:

- Bedroom 1: 19'6" x 12'10" (5.91m x 3.91m)
- Bedroom 2: 16'0" x 12'11" (4.87m x 3.93m)
- Bedroom 3: 14'1" x 11'7" (4.29m x 3.53m)
- Bedroom 4: 4'12" x 2'07m (13'6" x 6'9")
- Bathroom
- En-Suite
- Landing
- Wardrobe
- Cpbd

The lower level (ground floor) includes:

- Double Garage: 6.32 x 5.95m (20'9" x 19'6")
- Study / Gym / Bedroom 5: 4'11" x 3'11m (13'6" x 10'2")
- Drawing Room: 3'78 x 4'28m (12'5" x 14'1")
- Living Room: 4'96 x 4'72m (16'3" x 15'6")
- Dining Room: 4'95 x 4'05m (16'3" x 13'4")
- Kitchen: 13'2" x 8'3" (4.01m x 2.51m)
- Lobby / Utility
- Shower room
- Hall

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Description

Presenting this impressive, spacious, four bedroom, detached, family home if offered to the market with no onward chain.

- Village location, with no onward chain
- Offering flexible accommodation
- Over 16' living room
- Dining room over 16' with French doors
- Drawing room
- Study/gym/bedroom five on ground floor
- Kitchen, utility and shower room
- Four bedrooms upstairs
- Bathroom
- Double garage and off-road parking
- Gardens

THE PROPERTY:

The ground floor of the property comprises an open entrance hall with skylight. The study, currently used as a gym and previously used as a fifth bedroom. The drawing room enjoys rural views. The generously sized living room has a large feature window, fireplace and French doors to the rear garden. There is an inner hallway. The spacious dining room benefits from dual aspect light and French doors to the garden. The kitchen has ample worktop and unit space, cooker, one and a half bowl sink and square archway to the lobby/utility with additional worktop and unit space and stable door to rear garden. On the ground floor is a shower room with shower, toilet and basin.

Two sets of stairs lead up to separate landings. The principal bedroom is a spacious double bedroom with triple aspect windows, built-in storage and en-suite with shower, toilet, skylight and his and her's sinks with vanity storage. The second bedroom is another spacious double with vast built-in storage. The third bedroom is another well-proportioned double bedroom with skylight window. The fourth bedroom is a generous size for the smallest bedroom and is used as a study at present. The family bathroom has a toilet, basin and bath with shower over.



The front has generous off-road parking on the drive, as well as a double garage with electric doors, sink and plumbing for utilities.

The enclosed rear garden offers generous space and comprises a patio and gravel section with side access. A surprisingly sized second section of garden hosts lawns, patio, gravel, pond, borders with mature plants.

The property benefits from oil central heating and wood framed double glazing throughout.

LOCATION:

Stockland Bristol is a small hamlet approximately 7 miles from Bridgwater and offers a full range of facilities including educational, retail and leisure amenities. The village of Combsich is approximately 2.5 miles away, offering primary school, inn, post office and village store. The village of Cannington is approximately 3.5 miles away and offers a butcher, baker, newsagent, hairdressers and golf course.



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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, sewerage treatment plant, oil central heating.

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

Council Tax Band: E

Broadband Coverage: We understand that there is standard mobile coverage. The maximum available broadband speeds are: 19Mbps download and 1Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data limited with EE and Three. Voice only limited with 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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