



Bridgwater, TA6
£190,000 Freehold



**Wilkie May
& Tuckwood**

WM&T

Description

This two bedroom end of terrace property would be ideal for first time buyers benefitting from off-road parking and a good size rear garden.

- Ideal for first time buyers
- Close to local amenities (College, retail and leisure facilities)
- Located near to station and bus service
- Hinkley Point Pick up service within walking distance
- Gas Central Heated
- Utility room
- Two good size double bedrooms
- Off road parking
- Good size rear garden
- Outside storage area

THE PROPERTY:

The accommodation comprises an entrance hall with stairs rising to the first floor, an L-shaped living room, a kitchen and a utility room which opens to the rear garden and a cloakroom. To the first floor are two good size double bedrooms - with bedroom one having a walk-in wardrobe space. There is also a family shower room.

Outside - To the front is off-road parking with lawned garden and to the side you can access the rear garden via the lean-to covered area. This is located at the side of the house, has access to mains power and is of a good size making it a convenient storage area for items such as a bike or garden equipment. The garden to the rear is a good size and is predominantly laid to lawn with some mature plants, trees and shrubs.

This property would make an ideal first time buyers' home or for somebody looking to downsize. A viewing of it comes highly recommended to fully appreciate its position and size of its plot.

LOCATION:

Situated 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 amenities including retail, leisure and educational facilities. Main line links are available via Bridgwater Railway station. Regular bus services run to Weston-super-Mare, Burnham-on-Sea and Taunton together with a daily service to London Hammersmith from Bridgwater Bus Station.



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GENERAL REMARKS AND STIPULATION

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

Construction: Traditional.

Services: Mains water, mains electricity, mains drainage, Gas central heating.

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

Council Tax Band: A

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1000 Mps download and 100 Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available but limited with EE, Vodafone, and O2 and good availability for both with Three.

Flood Risk: Rivers and sea: 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 October 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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