

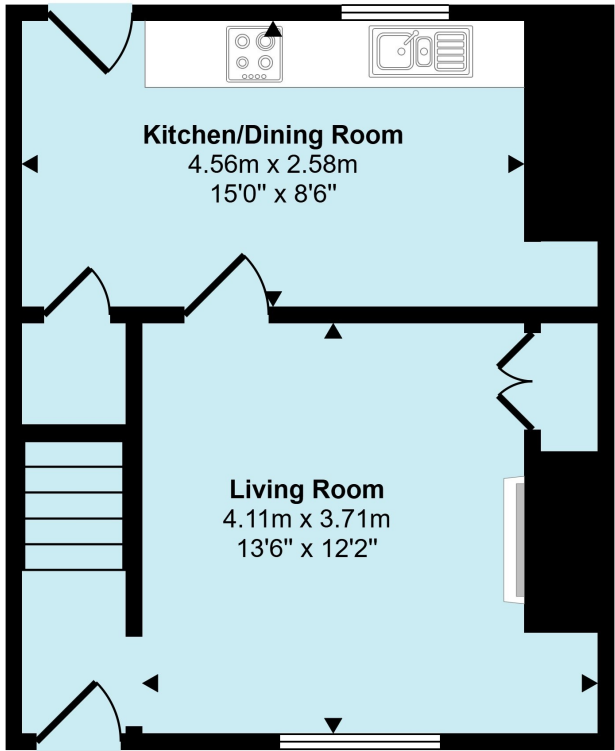


Four Forks Lane
Spaxton
Bridgwater TA5
£230,000 Freehold

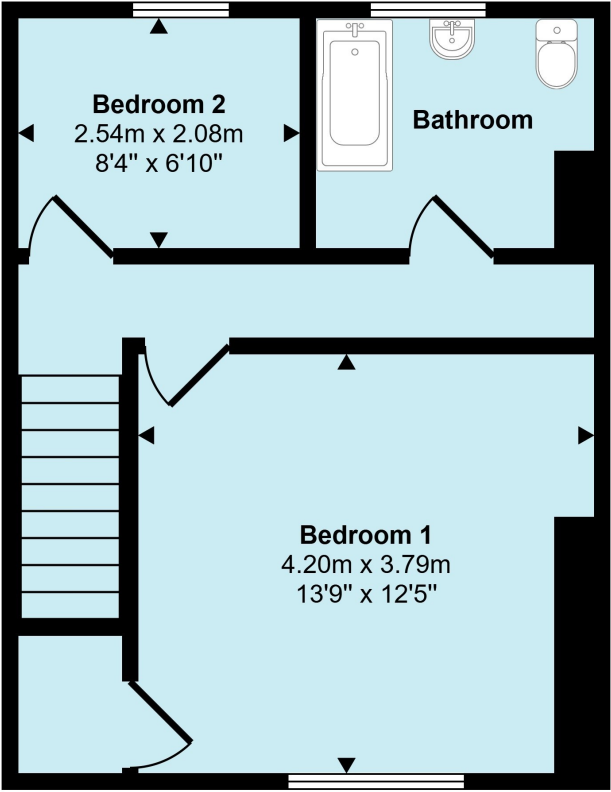
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Wilkie May
& Tuckwood

Floor Plan



Ground Floor



First Floor

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

Two bedroom cottage, Color Gas Central Heating, benefits from off road parking to the front and enclosed garden to the rear. No onward chain.

- Sought after rural location in an Area of Outstanding Natural Beauty
- Two bedroom quaint cottage
- Modern kitchen and bathroom
- Kitchen / dining room overlooks garden
- Good sized enclosed garden
- Patio area and lawn
- Off road parking
- Convenient access to motorway and rail links
- Nearby Bridgwater offers a full range of retail, educational and leisure facilities.
- No onward chain

THE PROPERTY:

The accommodation comprises: door leading through to the hallway with stairs to first floor landing, living room with front aspect window and open fireplace. There is a useful storage cupboard. To the rear of the property is a kitchen / dining room with a range of high and low level units, an integrated oven and hob with an extractor fan. There is a fireplace in a recess with a rear aspect window. There is also spot lighting in the ceiling and a door leading to the rear garden.

To the first floor of the property is a galleried landing. There are two bedrooms and a bathroom with bath, family sized sink and a WC. There is also double-glazed window located in this room.

OUTSIDE – to the front of the property is off road parking for one vehicle and to the rear of the property is a patio area with a main garden laid to lawn of a particularly good size and enclosed by fencing.

The property is a good position for a faster sale being offered to the market with the benefit of no chain.

LOCATION:

The property is in a central position within this Quantock village, an Area of Outstanding Natural Beauty, and within walking distance of the village Post Office and communal store together with the village hall. The village also offers a primary school together with an excellent community spirit. Bridgwater is approximately 5 miles away and offers a full range of retail, educational and leisure facilities.

The M5 junctions 23 and 24 nearby allowing convenient access to the M5 motorway. There are main line railway links via Bridgwater railway station. Regular bus services run to the county town of Taunton, Weston-super-Mare and Burnham-on-Sea and a daily coach service to London Hammersmith from Bridgwater bus station.



GENERAL REMARKS AND STIPULATION

Agents Note: There is gated access either side of the property giving neighbour access. The vendor informs us this is currently padlocked and not used.

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

Construction: Traditional

Services: Mains water, mains electricity, mains drainage, Color gas central heating.

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

Council Tax Band: B

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 80 Mps download and 20 Mbps 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 \(somerset.gov.uk\)](#)

WM&T



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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