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**Wilkie May
& Tuckwood**

BEDROOM 2
13'2" x 6'0"
4.0m x 1.8m

BEDROOM 1
13'2" x 9'11"
4.0m x 3.0m

BATHROOM

LANDING

STORAGE

DOWN

The floor plan shows a rectangular layout. At the top left is Bedroom 2 (13'2" x 6'0", 4.0m x 1.8m). To its right is the Bathroom, which contains a bathtub, toilet, and sink. Below Bedroom 2 is a Landing area. To the left of the Landing is a Storage room. To the right of the Landing is a staircase with a downward arrow and the word "DOWN". At the bottom is Bedroom 1 (13'2" x 9'11", 4.0m x 3.0m). The walls are thick black lines, and the rooms are light blue.

Description

Windsor Road is an immaculately stylish two bedroom mid terraced property situated on the popular Bower development benefitting from garage and OFF ROAD PARKING.

- Modern, stylish kitchen
- Recently installed sun room
- Two good sized bedrooms
- Modern shower room
- Garage space
- Patio garden
- Newly landscaped rear garden
- Off road parking
- Ideal for first time or investment buyers
- Good access to motorway
- Close to centre of town
- Near to range of services including shops, college and leisure facilities
- Easy access to railway station and coach links

THE PROPERTY:

The accommodation comprises of entrance hall, sitting room, with a useful recess under the stairs. Modern, stylish fitted kitchen within integrated appliances with door leading to recently added and very useful sun room, which would make a fantastic dining room or home office, with doors opening to the newly landscaped rear garden.

To the first floor there are two good size bedrooms and a modern shower room.

Outside to the front of the property, the area has been designed with low maintenance in mind and the garden to the rear as previously stated has recently been landscaped with a patio area and the garden being laid to lawn. To the rear of the garden there is a gate which gives access down the path towards the garage which is in a block of five with off road parking in front of the garage.

This property would make an ideal first time buyers house or an investment buyer and requires very little or no work at all. A viewing of the property comes highly recommended to fully appreciate not only its style but its location within the development.



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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: 1800 Mps download and 1000 Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available but 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 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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