



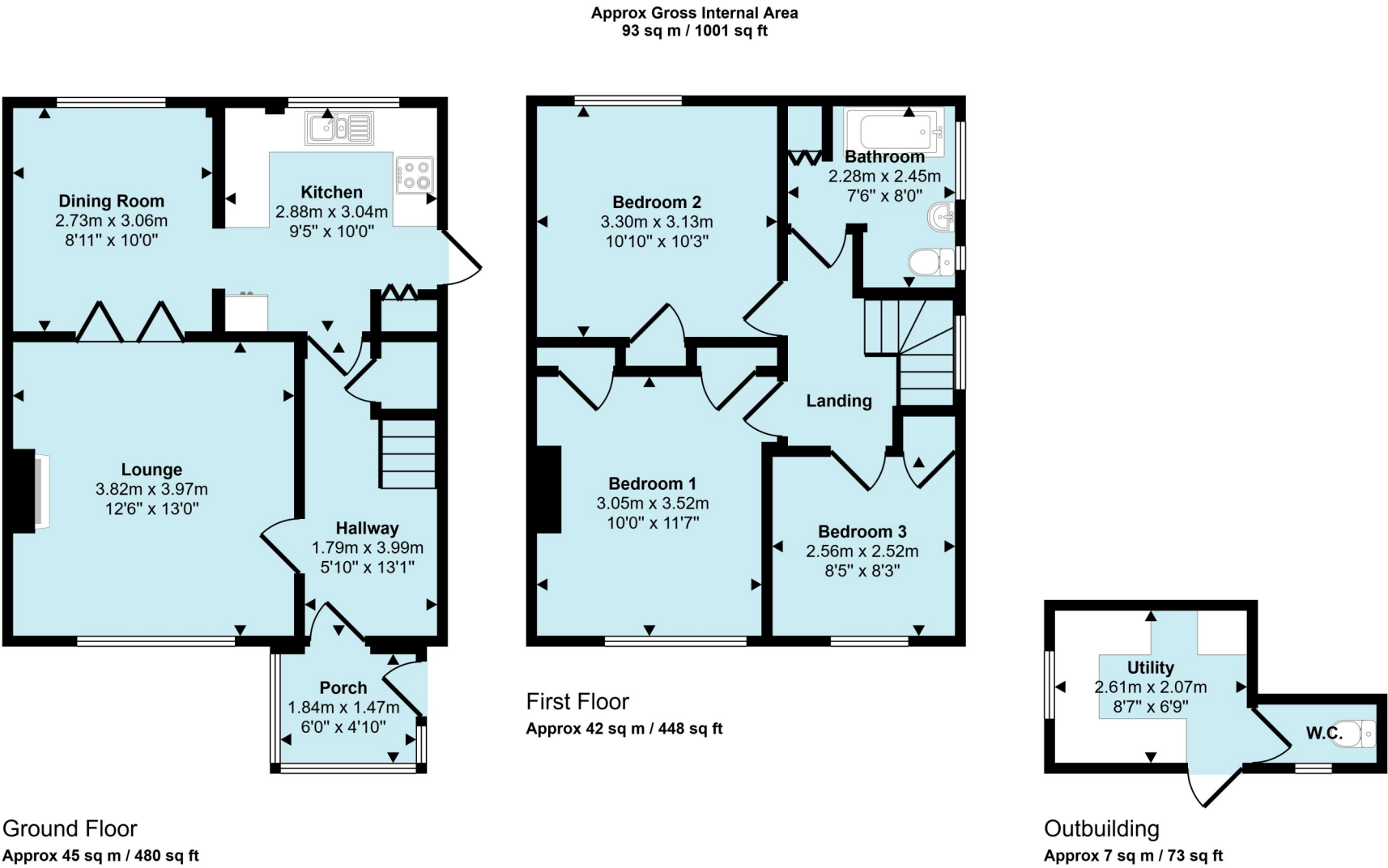
Bath Road
Bridgwater, TA6
£220,000 Freehold

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58 D
EPC

**Wilkie May
& Tuckwood**

Floor Plan



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

This is a very well presented 3 bed roomed semi-detached property of lang easy construction. The property would make a perfect family home.

- 3 Good sized bedrooms
- Semi-detached perfect family home
- Front and rear enclosed gardens
- Patio and outdoor barbecue area ideal for siting out with friends
- Property benefits from gas fired central heating.
- UVPC double glazed windows.
- Property close to Bridgwater centre.
- Within walking distance of retail, educational and leisure amenities
- Close be to M5 junction 23 motorway.
- Good links to Bus and Rail services.
- Outbuilding with separate utility and WC

THE PROPERTY:

The accommodation comprises of entrance porch and entrance hall with stairs rising to the first floor. Sitting room with bi-folding doors opening to the dining room. There is a modern kitchen. To the first floor, there are two double bedrooms and a further single bedroom with a family bathroom with bath and shower over.

Outside to the front of the property the garden is predominantly laid to lawn with a path leading to the gated side entrance which is also covered with a further door opening to the good sized rear garden with a patioed area. Again, the garden is predominantly laid to lawn. There is a barbecue area and raised decking space ideal for sitting out with friends.

In addition outside the property to the rear is located a separate outbuilding with convenient utility space and WC.

The property further benefits from gas fired central heating throughout. UVPC double glazing. A viewing of the property comes highly recommended to fully appreciate what it has to offer and the improvements have been carried out during our vendor's time there to a high standard.



LOCATION:

The property stands on the eastern fringe of the market town centre of Bridgwater with local shops close to hand for day to day needs. Within a level walk of the town centre and all its amenities and facilities. Bridgwater offers a full range of facilities including retail, educational and leisure amenities. The M5 junction 23 is close by allowing easy access to the motorway. Main line links are available via Bridgwater Railway Station. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea together with a daily coach service to London Hammersmith from Bridgwater Bus Station.



GENERAL REMARKS AND STIPULATION

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

Construction: Lang Easy

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

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

Council Tax Band: B

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 are good outdoors and available but limited indoors 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 \(somerset.gov.uk\)](#)

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 November 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:

5. Financial Evaluation: 5a 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. 5b 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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