

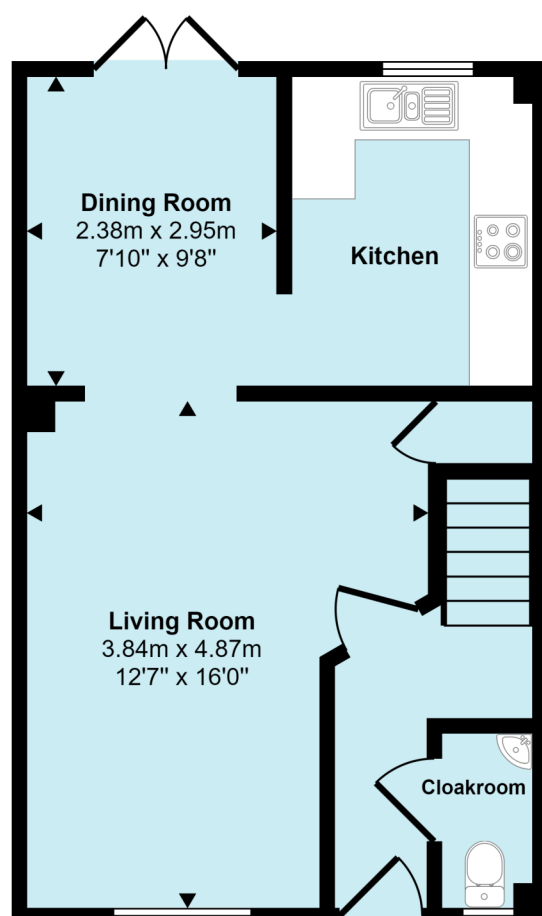


Meadowlands Avenue
 Bridgwater, TA6
 £235,000 Freehold

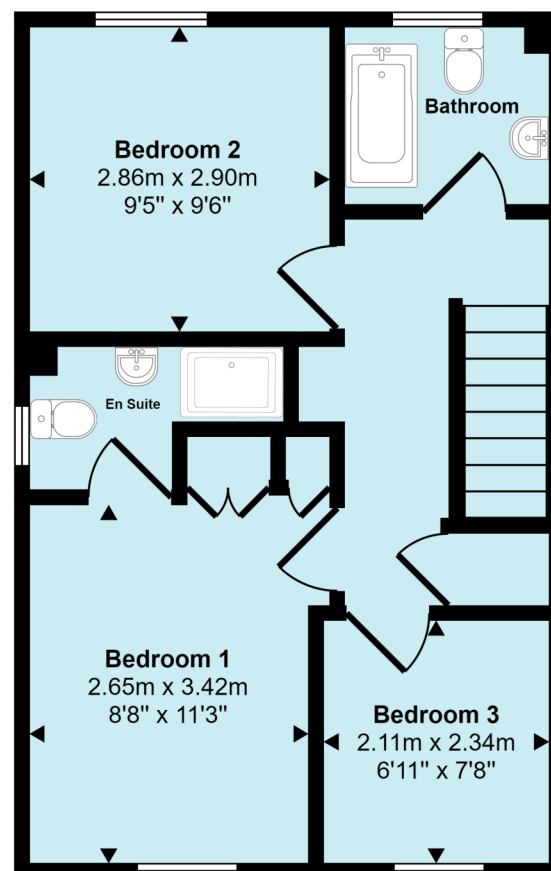
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Wilkie May & Tuckwood

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

A modern three bedroom house with a garage, a downstairs' cloakroom, an en-suite shower room to the principal bedroom and a larger than average garden. The property would make an ideal investment or family home and is offered with no onward chain. It is well presented and includes recently fitted carpets, modern decoration and had a brand new gas boiler fitted approximately 2 years ago.

- Modern three bedroom house
- Living room with front aspect
- Dining room and kitchen
- Principal bedroom with en-suite
- Two further bedrooms and bathroom
- Larger than average rear garden
- Leasehold garage
- No onward chain

THE PROPERTY:

The accommodation comprises an entrance hall where stairs rise to the first floor. Located off is a cloakroom with WC and a basin and a further door into the living room which is light and airy with a front aspect window and a useful understairs' cupboard. Beyond this is a separate dining area with French doors which open onto and overlook the rear garden. The kitchen is well fitted with a range of light wood effect base and wall cupboards and recesses for various appliances.

On the first floor is a landing with access to the roof space and an airing cupboard. The principal bedroom enjoys an en-suite with a shower cubicle, WC and a basin. Both of the remaining bedrooms are of a good size and are complemented by a bathroom with bath, electric shower over, WC and a basin.

Outside – At the front is a small garden area and at the rear is a larger average level garden which has been designed for low maintenance having a patio which continues to one side of the property and an artificial lawn. At the end of the garden is a personal door which provides access to the garage. There is a separate driveway with access for a car.

LOCATION: The property is situated on the popular north-west side of the market town of Bridgwater close to junior and senior schools of high repute. The town offers a range of amenities including retail, educational and leisure facilities. The M5 junctions 23 and 24 are nearby along with mainline links via Bridgwater Railway station. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea plus a daily coach service to London Hammersmith from Bridgwater Bus Station.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The house is offered for sale freehold by private treaty. The garage is leasehold.

Construction: Traditional construction.

Services: Mains water, mains electricity, mains drainage, gas fired 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: 1000Mbps download and 220Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with O2 and Vodafone. Voice and data both limited with EE and 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 September 2024.

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.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY