

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 purchasers 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, references 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 warranties 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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:

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 until the offer is accepted. 8c These reasonable steps must continue until the offer is accepted. 8d These reasonable steps must continue until the offer is accepted. 8e These reasonable steps must continue until the offer is accepted. 8f These reasonable steps must continue until the offer is accepted. 8g These reasonable steps must continue until the offer is accepted. 8h These reasonable steps must continue until the offer is accepted. 8i These reasonable steps must continue until the offer is accepted. 8j These reasonable steps must continue until the offer is accepted. 8k These reasonable steps must continue until the offer is accepted. 8l These reasonable steps must continue until the offer is accepted. 8m These reasonable steps must continue until the offer is accepted. 8n These reasonable steps must continue until the offer is accepted. 8o These reasonable steps must continue until the offer is accepted. 8p These reasonable steps must continue until the offer is accepted. 8q These reasonable steps must continue until the offer is accepted. 8r These reasonable steps must continue until the offer is accepted. 8s These reasonable steps must continue until the offer is accepted. 8t These reasonable steps must continue until the offer is accepted. 8u These reasonable steps must continue until the offer is accepted. 8v These reasonable steps must continue until the offer is accepted. 8w These reasonable steps must continue until the offer is accepted. 8x These reasonable steps must continue until the offer is accepted. 8y These reasonable steps must continue until the offer is accepted. 8z These reasonable steps must continue until the offer is accepted.



GENERAL REMARKS AND STIPULATION
Tenure: The property is offered for sale Freehold by private treaty.
Construction: Brick
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: 1800 Mbps download and 1000 Mbps upload. We recommend you check coverage on <https://checker.com.org.uk/>
Mobile Phone Coverage: Voice and data is good outdoors but in-home is available but limited with EE, Three, O2 and Vodafone.
Flood risk: Rivers and seas: Very low risk **Surface:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely
 We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>
Planning: Local planning information is available on https://www.sdc.somerset.gov.uk/planning_online



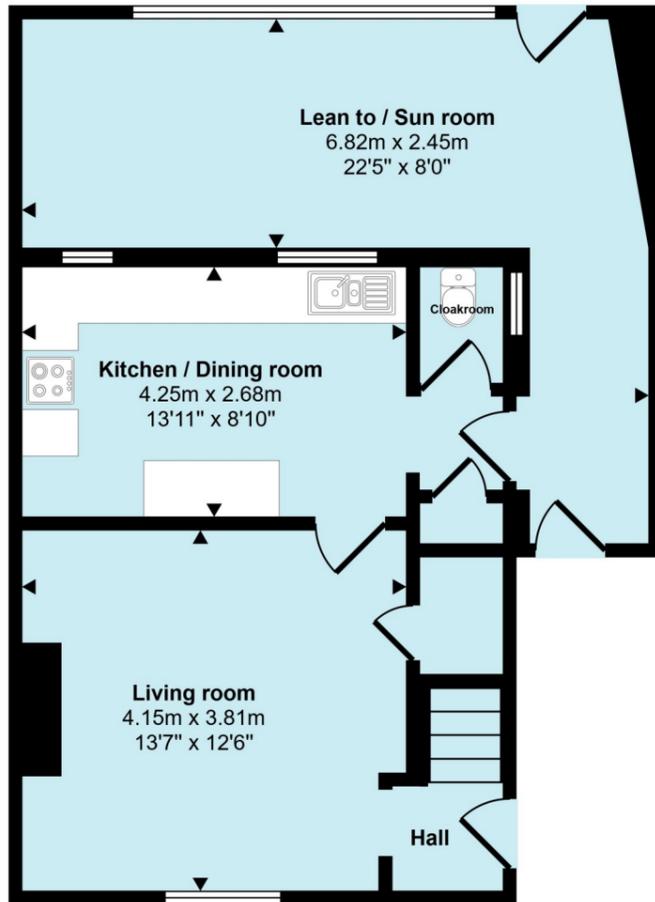
30 Kidsbury Road
 Bridgwater, TA6 7AQ
 £190,000 Freehold

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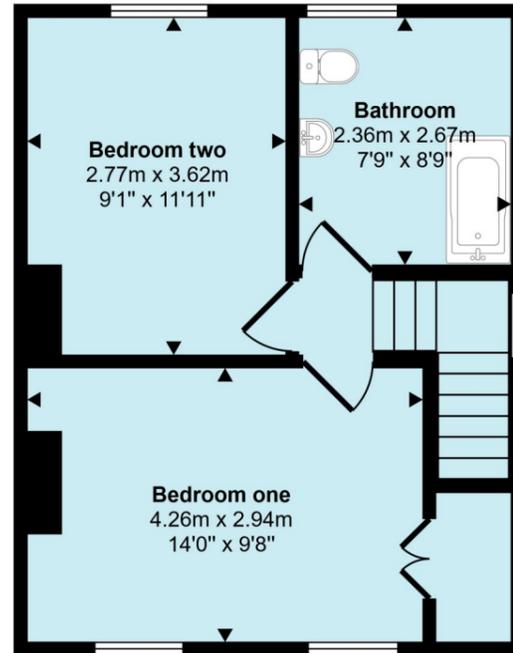
Wilkie May & Tuckwood

Floor

Approx Gross Internal Area
93 sq m / 996 sq ft



Ground Floor
Approx 57 sq m / 617 sq ft



First Floor
Approx 35 sq m / 379 sq ft

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.

WM&T

Description

This TWO BEDROOM end of terraced house benefits from a bathroom to the first floor. Served by GAS FIRED CENTRAL HEATING and has a GARAGE and OFF-ROAD PARKING for one small vehicle to the rear.

- Two good sized double bedrooms
- End of terrace property
- Gas Fired Central Heating
- Ample Storage
- Modern Kitchen
- Useful Lean-to/Sunroom
- Convenient cloak room and WC
- Good sized family bathroom
- Enclosed rear garden
- Garage
- Off Road Parking
- Situated close to town centre
- Easy access to local amenities including retail, educational and leisure facilities.
- Good links to rail and bus services.
- Close to M5 motorway

THE PROPERTY:

This lovely two double bedroom end of terrace house is situated on the western side of Bridgwater and served by gas fired central heating, benefitting from a garage to the rear and off-road parking for a small vehicle.

The accommodation comprises of door to entrance hall, with stairs to first floor landing. On the ground floor there is a living room with useful storage cupboard and front aspect window. The property has a kitchen/dining room with a range of high- and low-level units and recesses for domestic appliances. The kitchen opens to a lobby area where there is another useful storage cupboard and a convenient cloak room with WC and well-lit by a window. Also to the ground floor is a side covered area which extends to a lean-to / sunroom with door opening to the garden.

To the first floor of the property are two good sized bedrooms with a cupboard to the master bedroom housing the gas boiler powering domestic hot water and central heating system. Also to the first floor is a bathroom suite with bath, WC, wash hand basin, double glazed window with shower over and a heated towel rail.

Outside to the rear of the property the garden is predominantly laid to lawn and enclosed by fencing leading to the garage which has a metal up and over door and parking area to the rear for a small vehicle.

LOCATION:

Situated on the popular and favoured west side of Bridgwater with local junior and senior schools of high repute close to hand. The town centre is a level walk away with all the shops and facilities that Bridgwater has to offer. Bridgwater offers a full range of amenities including retail, educational and leisure facilities. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea plus a daily coach service to London Hammersmith. Main line links are available via Bridgwater Railway Station.



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