



Lilliana Way

Bridgwater, TA5

£265,000 Freehold

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EPC

Wilkie May

& Tuckwood

Floor Plan

KITCHEN/DINER

12'0" x 11'9"

(3.65m x 3.58m)

WC

STORAGE

STAIRS

ENTRANCE HALL

LOUNGE

14'9" x 12'0"

(4.49m x 3.65m)

GROUND FLOOR

BEDROOM 2

14'0" narrowing to 8'7" x 10'0"

(4.25m narrowing to 2.61m x 3.04m)

STORAGE

LANDING

STAIRS

AIRING CUPBOARD

BATHROOM

BEDROOM 3

9'7" x 6'4"

(2.92m x 1.93m)

BEDROOM 1

11'3" narrowing to 9'5" x 8'7"

(3.42m narrowing to 2.87m x 2.61m)

1ST FLOOR

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Description

This three bedroom end of terrace family home is served by gas fired central heating, has a newly installed bathroom and has a garage, off-road parking and gardens to the front, and enclosed side and rear gardens. There is an en-suite shower room to the principal bedroom.

- Popular Wilstock village development
- Over 14' living room with front aspect
- Kitchen/dining room
- Cloakroom downstairs
- Utility area
- Principal bedroom with en-suite
- Two further bedrooms
- Newly fitted bathroom
- Front, side and rear gardens
- Garage and off-road parking

THE PROPERTY:

The accommodation comprises a door to the entrance hall with stairs to the first floor landing. The living room has a central fireplace, front aspect window and an understairs' storage cupboard. The kitchen/dining room is ideal for a dining room table and chairs, is fitted with a range of high and low level units, an oven, hob and an extractor fan, dishwasher and French doors to the rear garden. There is a separate utility area with plumbing for a washing machine, gas boiler (powering the domestic hot water and the central heating) and a separate WC and a wash hand basin.

On the first floor landing are two useful storage cupboards and three bedrooms with fitted wardrobes to the principal bedroom and an en-suite shower room – with double shower cubicle, wash hand basin, WC and a double glazed window. These bedrooms are complemented by a newly fitted family bathroom with bath, shower over, WC, wash hand basin and a double glazed window.

Outside – To the front is an enclosed garden which is laid to lawn and to the rear is a further lawned garden which is fully enclosed and has a side personal door leading to the garage, which has light and power connected, along with parking for one vehicle. The dwelling also benefits from a side walled area with artificial lawn offering a private area.

LOCATION:

The property is situated on the Wilstock Village development, on the southern fringes of the market town centre of Bridgwater and close to the parish of North Petherton. North Petherton offers a range of shops for day to day needs and excellent access to the M5 motorway via junction 24. Bridgwater is approximately 3 miles away and offers a full range of services including educational, retail and leisure facilities. Main line links area 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.



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GENERAL REMARKS AND STIPULATION

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

Construction: To be confirmed.

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

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

Council Tax Band: C

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800Mps download and 1000Mbps 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 \(somerset.gov.uk\)](#)



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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.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY