





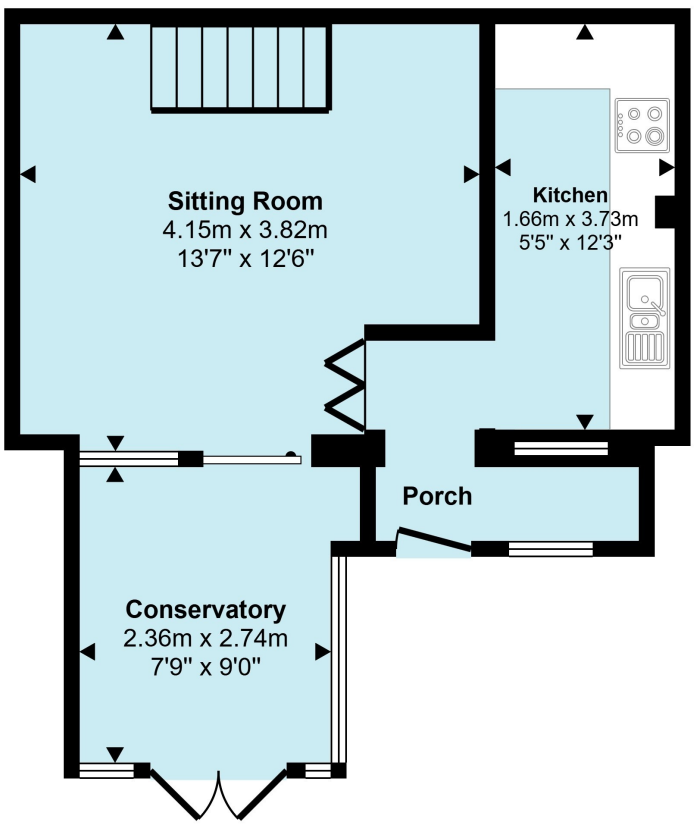
Purley Drive
Bridgwater, TA6
£175,000 Freehold

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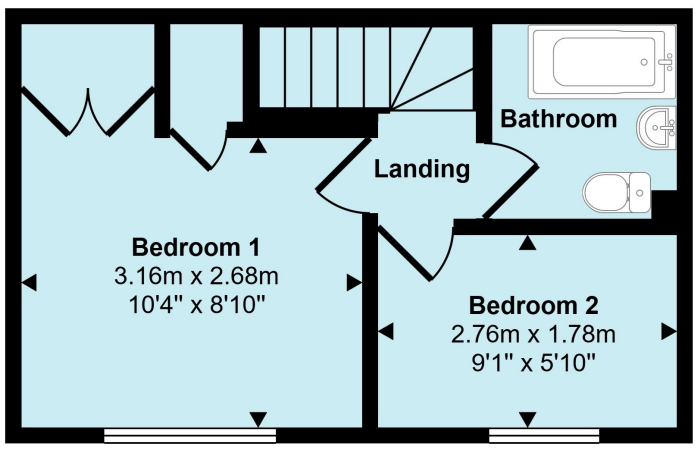
Wilkie May & Tuckwood

Floor Plan

Approx Gross Internal Area
55 sq m / 594 sq ft



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.

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Description

Purley Drive is a two bedroom back-to-back property situated on the popular Bower Manor development benefitting from a tandem allocated parking space close by.

The property is offered with vacant possession and no onward chain.

- Two bedroom back-to-back house
- Offered to the market with no chain
- Over 13’ sitting room
- Kitchen
- Conservatory overlooks the garden
- Bathroom upstairs
- Low maintenance garden
- Tandem allocated car parking space nearby

THE PROPERTY:

The accommodation comprises an entrance porch and a sitting room with doors opening to the conservatory. The sitting room has a gas fire and stairs rising to the first floor. The kitchen has an integrated fridge and freezer and a gas hob.

To the first floor are two bedrooms and a family bathroom with an electric shower.

Outside – The garden is laid to patio with a garden shed and has been designed with low maintenance in mind.

As previously stated, there is tandem allocated parking a short walk from the property.

Please note that there is no hot water, and a new heating system will be required. The only hot water is the electric shower. Bearing this in mind this would make a fantastic first time buyers’ residence and a viewing of it comes highly recommended.

LOCATION:

The property is situated on the east side of Bridgwater with good access to Junction 23 of the M5 motorway without passing through the town. The Bower Manor development boasts its own shopping facilities plus takeaway outlets and a regular bus service to the town. The property is situated approximately 1.5 miles from the town centre that offers an excellent range of facilities including retail, educational and leisure amenities. Main line links via Bridgwater Railway station are readily available. 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.





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GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.
Construction: Traditional construction.
Services: Mains water, mains electricity, mains drainage.
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: 1000Mps download and 1000Mbps upload. We recommend you check coverage on Mobile and Broadband checker - Ofcom
Mobile Phone Coverage: Voice and data likely with Three 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 July 2026.

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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