

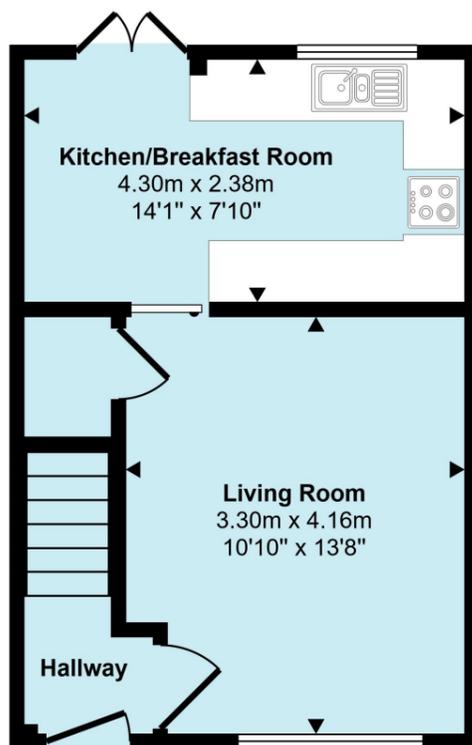


Petrel Close
 Bridgwater, TA6
 £215,000 Freehold

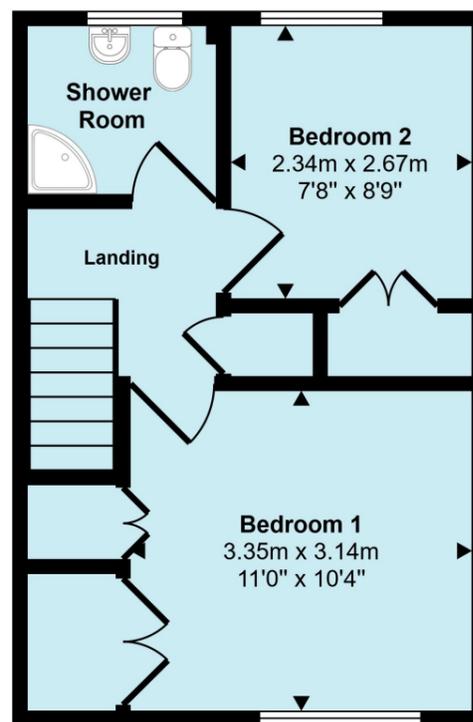
			
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Wilkie May & Tuckwood

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

Petrel Close is a two bedroom end of terrace property situated on the Bower Manor development in Bridgwater, benefitting from off-road parking, a further allocated parking space and a garage. There is no onward chain.

- Popular Bower Manor development
- End of terrace two bedroom house
- Living room
- Kitchen/breakfast room
- Upstairs shower room
- Rear garden
- Garage
- Off-road parking
- Ideal home for first time buyer or an investment opportunity
- No onward chain

THE PROPERTY:

The accommodation comprises an entrance hall, living room and a kitchen/breakfast room with a range of wall and base units, space for a washing machine and a fridge/freezer. Patio doors open to the rear garden.

To the first floor are two bedrooms and a shower room.

The property enjoys gas fired central heating and uPVC double glazing throughout.

Outside – To the front is a small garden and to the side off-road parking has been created with a side gate opening to the rear garden which has a decking but is predominantly laid to lawn with a mixture of mature plants, trees and shrubs.

There is a shingle area at the end – ideal for catching the late evening sun – and a courtesy door opening to the garage, which has electricity connected, which is in a block of three.

Close by is an allocated car parking space.

This residence would be an ideal first time buyer or an investment property.

A viewing comes highly recommended not only to appreciate the location of the house, but what it has to offer. The property is for sale with no onward chain.

LOCATION:

The property stands on the eastern fringe of the market town centre of Bridgwater with local shops on the development for day to day needs. Bridgwater offers a full range of services including retail, educational and leisure facilities. Main line links are available via Bridgwater railway station together with a regular coach service to London. Access to Bristol, Exeter and Taunton is easily available via junctions 23 and 24 of the M5 motorway.



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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, 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: 18000Mps 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 limited with EE and Three.

Flood Risk: Rivers and sea: Low risk **Surface water:** 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 February 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 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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