



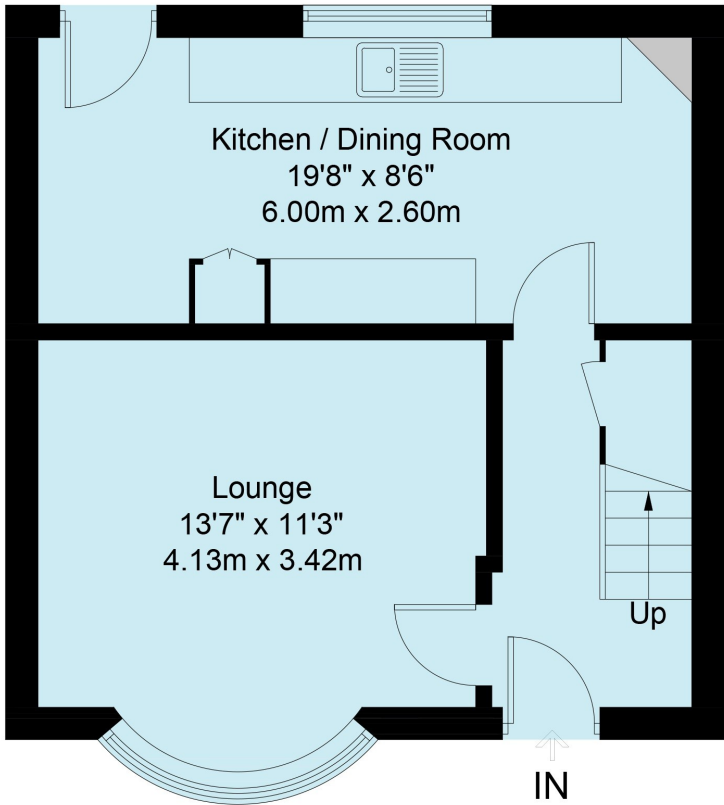
Fairfax Road
Bridgwater, TA6
£189,995 Freehold

			D EPC
3	1	1	

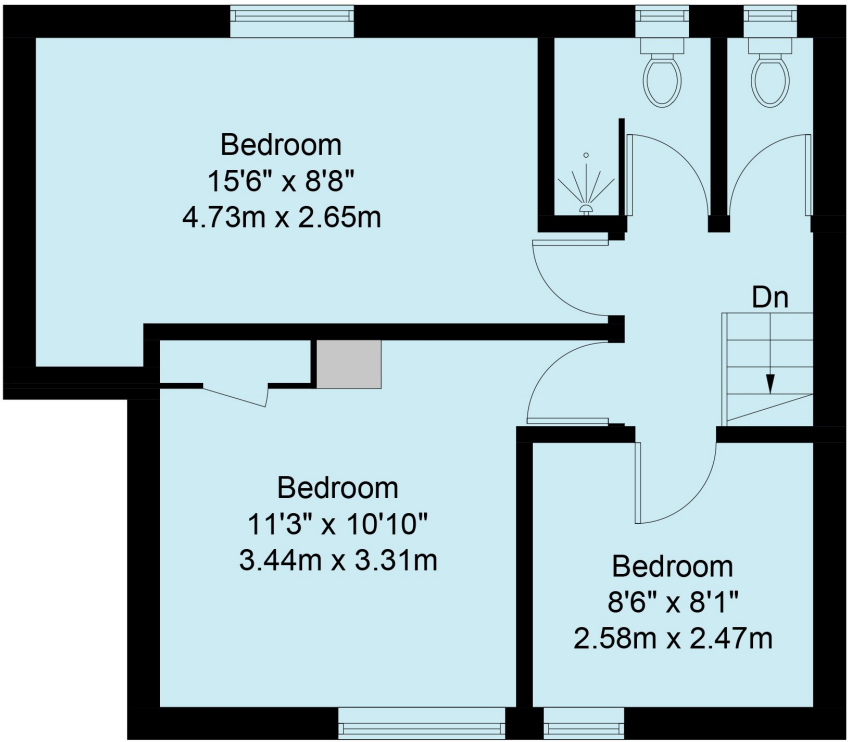
**Wilkie May
& Tuckwood**

Floor Plan

Approximate Gross Internal Area = 79.8 sq m / 859 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1328446
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

Description

Fairfax Road is a three bedroom mid terrace property situated on the Sydenham side of town within walking distance of Bridgwater & Taunton College and a Hinkley Point C pick-up point. There is no onward chain with this property.

- Three bedroom mid terrace house
- Living room with front bay window
- Over 19' kitchen/dining room
- Three bedrooms
- Shower room and separate WC
- Low maintenance front garden
- Rear garden with patio and lawn
- No onward chain

THE PROPERTY:

*** Although this property was originally a Cornish unit and has now been bricked up we have been advised that as the properties either side are still in their original construction your choice of mortgage lenders is drastically reduced. ***

The accommodation comprises an entrance hall, a living room with a front aspect bay window and a kitchen/dining room at the rear with access to the garden.

To the first floor are three bedrooms, a shower room and a separate toilet.

OUTSIDE - The property has a gravelled front garden and the garden to the rear has a good size patio and a good size garden which is predominantly laid to lawn. The rear garden can also be accessed via a side gate and path.



LOCATION:

The property stands on the eastern fringe of the market town centre of Bridgwater with local shops close to hand for day to day needs. Within a level walk of the town centre and all its amenities and facilities. Bridgwater offers a full range of facilities including retail, educational and leisure amenities. The M5 junction 23 is close by allowing easy access to the motorway. Main line links are 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.



WM&T

GENERAL REMARKS AND STIPULATION

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

Construction: Originally a Cornish unit that has now been bricked up.

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: 1800Mps download and 1000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data likely with EE, Three, O2 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 August 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.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY