



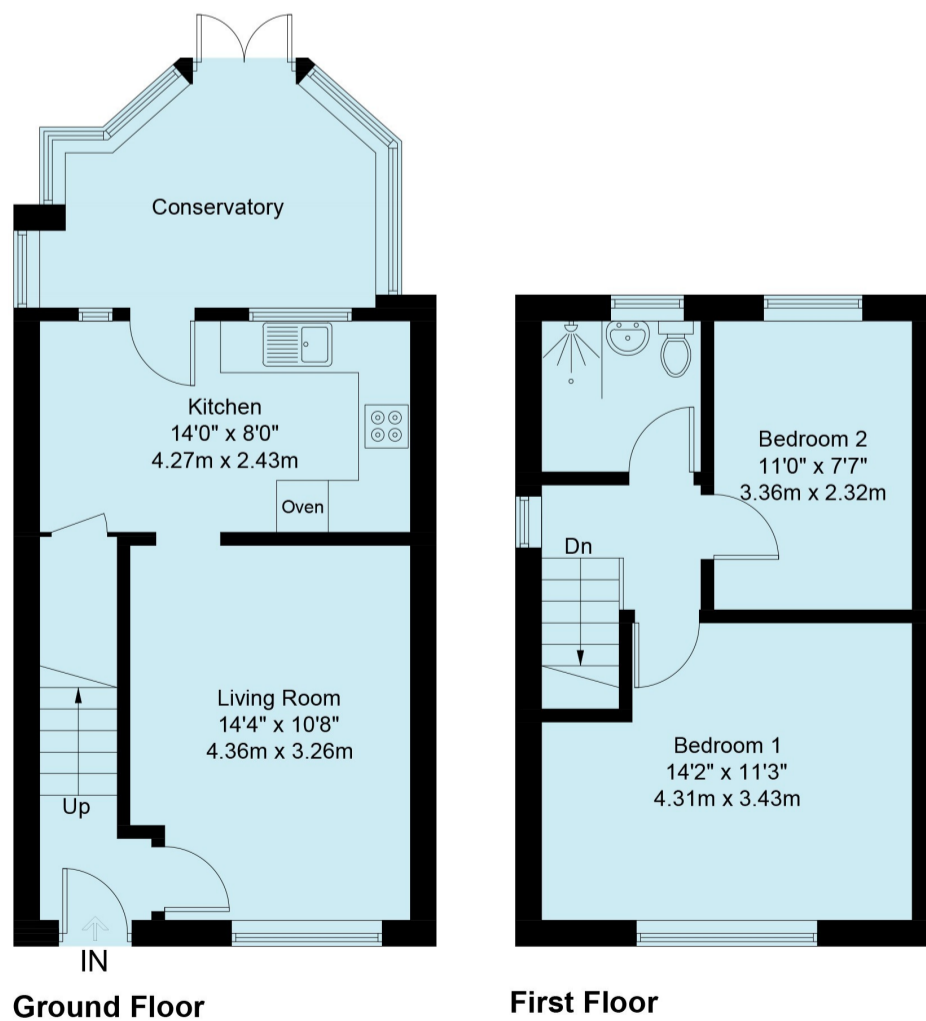
**Oakgrove Way**  
 Bridgwater, TA6  
 £205,000 Freehold

			<b>D</b>
<b>2</b>	<b>1</b>	<b>1</b>	<b>EPC</b>

**Wilkie May & Tuckwood**

## Floor Plan

Approximate Gross Internal Area = 69.1 sq m / 744 sq ft



For illustrative purposes only. Not to scale. ID1311982  
 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

Oakgrove Way is a well presented two bedroom semi-detached property benefitting from off-road parking for a number of vehicles, leading to the garage and gas fired central heating.

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

- Bower Manor development
- Over 14' living room with front aspect
- Kitchen
- Conservatory overlooking rear garden
- Two double bedrooms
- Shower room
- Low maintenance front garden
- Rear garden
- Garage and off-road parking
- Viewings come highly recommended

## THE PROPERTY:

The accommodation comprises an entrance hall with stairs to the first floor. A living room overlooks the front of the property and a kitchen/breakfast room enjoys a range of wall and base units, an integrated cooker and hob and spaces for a washing machine, fridge/freezer and a small table. A door opens to the conservatory which has power and overlooks the beautiful rear garden and benefits from doors opening onto the garden.

To the first floor are two double bedrooms complemented by a modern shower room.

Outside - The garden to the front has been designed with low maintenance in mind and has parking for a number of vehicles leading to the garage. The garden to the rear is set in sections with a small decking area and patio. The garden is predominantly laid to lawn with raised flowerbeds housing some mature plants, trees and shrubs and some superb roses. There is also an ornamental fishpond and there is access through the courtesy door to the garage.

Viewings on the residence are 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 itself. 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. Bridgwater offers a regular bus service to Taunton, Weston-super-Mare and Burnham-on-Sea. There is a daily coach service to London Hammersmith from Bridgwater Bus Station. Main line links are available from Bridgwater Railway Station.



WM&T

## GENERAL REMARKS AND STIPULATION

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

**Construction:** TBC.

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

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

**Council Tax Band:** B

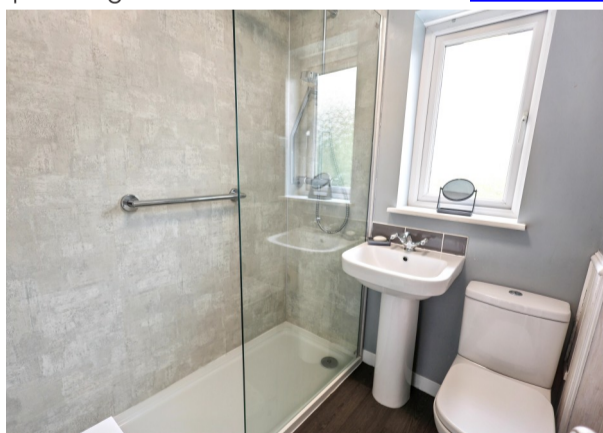
**Broadband Coverage:** We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800Mps download and 1000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data likely with 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 June 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