

Millands Lane

Bridgwater TA5 1ED

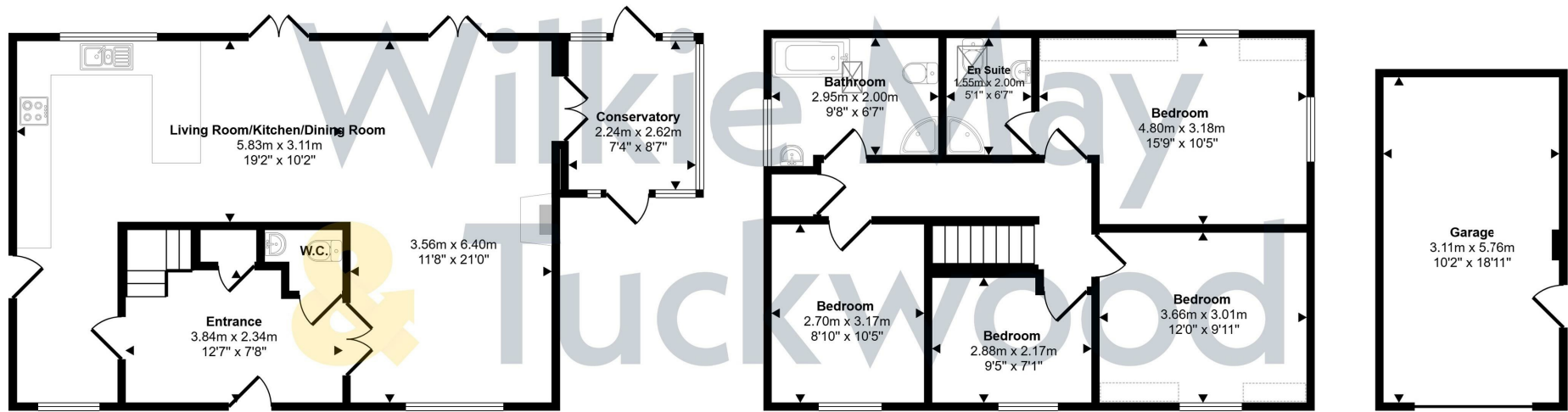
Price £525,000 Freehold

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**Wilkie May
& Tuckwood**

Floorplan

Approx Gross Internal Area
146 sq m / 1574 sq ft



Ground Floor
Approx 67 sq m / 725 sq ft

First Floor
Approx 61 sq m / 656 sq ft

Garage
Approx 18 sq m / 193 sq ft

☐ Denotes head height below 1.5m

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

A beautifully presented and modernised, four bedroom detached family home with solar panels, battery storage, landscaped gardens, a Garage and off road parking.

- Beautifully Presented & Modernised Throughout
- Garage & Off Road Parking
- Oil Fired Central Heating
- Landscaped Gardens
- Solar Panels
- Wood Burner



The accommodation in brief comprises; Part glazed uPVC door into the spacious Entrance Hall; with under stairs storage cupboard, wood effect laminate flooring, door into Downstairs WC; with wood effect laminate flooring, low level WC, wash basin, heated towel rail. Wrap around Kitchen/Living Room/Dining Room; with open plan arrangement, beautifully fitted Kitchen comprising a range of coloured cupboards and drawers under a quartz worktop with inset one and a half bowl sink and drainer, instant hot water mixer tap over, fitted electric oven with four ring ceramic hob over, extractor hood over, integrated dishwasher, integrated fridge. Utility Area; with space and plumbing for a washing machine, space for under counter freezer or tumble dryer, Grant oil fired combi boiler for central heating and hot water. There are two sets of French doors leading to the garden from the Dining and Living Room area. The Living Room 2 enjoys a double aspect with a wood burner on a slate hearth, oak mantel piece over, double doors lead to the Entrance Hall, and French doors lead into the Conservatory; with a door to each side, power point. Stairs to the first floor landing; hatch to roof space with a loft ladder, linen cupboard with wood slat shelving. En-Suite Bedroom 1; double aspect, door into Shower Room; with Velux window, low level WC, wash basin inset into vanity cupboard, corner shower cubicle with multi panel surround, thermostatic mixer shower over, light and shaver point. Bedroom 2; aspect to front. Bedroom 3; aspect to front. Bedroom 4; aspect to front. Family Bathroom; with a four piece suite comprising panelled bath, tiled surround, low level WC, Velux window with views in the distance to the Quantock Hills, wash basin inset into vanity cupboard, corner shower cubicle with multi panel surround and electric shower over.

OUTSIDE: The property has a resin driveway affording off road parking for 2/3 vehicles with direct access into the Garage; with an up and over door, power and lighting. The gardens are landscaped and enjoy a sunny aspect with a good degree of privacy and have been well stocked and thoughtfully planned by our clients.

MATERIAL INFORMATION:

Council Tax Band: E

Tenure: Freehold

Utilities: Mains water, electricity, sewage, oil fired central heating.

Parking: There is off road parking and a Garage at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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 the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: E

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.gov.uk/>.

Flood Risk: Surface Water: XXX Rivers and the Sea: XXX Risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

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, references 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 warranties 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 28th March 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 misses) 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. References to the feature 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.



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