



## Putsham Mead

Bridgwater TA5 1DZ

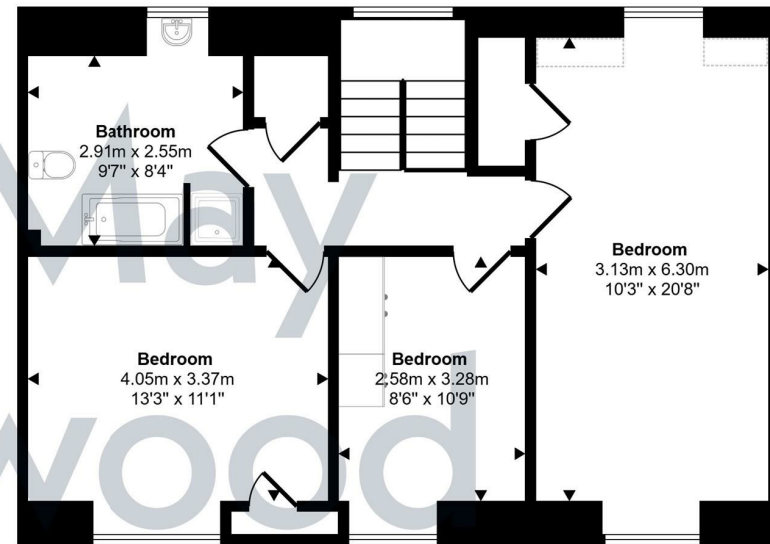
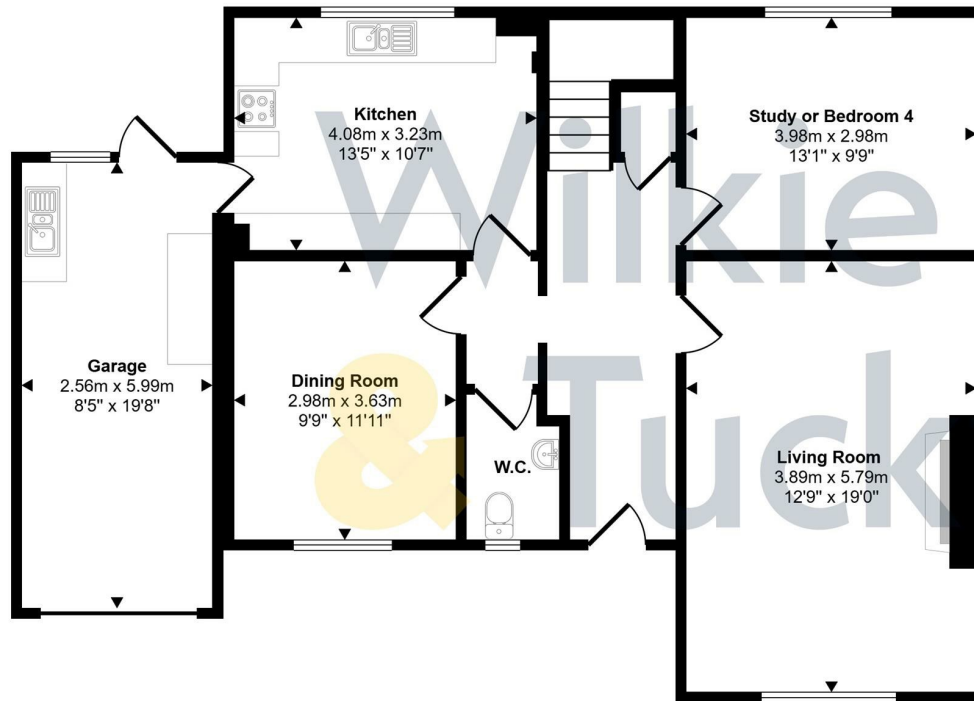
Price £345,000 Freehold

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Wilkie May  
& Tuckwood


# Floorplan

Approx Gross Internal Area  
164 sq m / 1770 sq ft



First Floor  
Approx 70 sq m / 756 sq ft

Ground Floor  
Approx 94 sq m / 1013 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

Situated in a cul-de-sac position within the popular village of Kilve – A three/four bedroom detached family home with No Onward Chain.



Part glazed wooden door into spacious Entrance Hall, cupboard under stairs. Door into the Living Room; with aspect to front, open fire with tiled hearth and brick surround. Bedroom Four/Study; with an aspect to the rear. Separate WC, wash basin with tiled splashback. Dining Room; with aspect to the front. Kitchen; with aspect to the rear, an excellent range of white cupboards and drawers under a wood effect rolled edge worktop, with inset double bowl stainless steel sink and drainer, mixer tap over, tiled splashback, space for electric cooker, integrated fridge, space and plumbing for a dishwasher, door into the Garage.

First floor landing; Linen cupboard with shelving. Bedroom One; double aspect with far reaching views, built in wardrobe. Bedroom Two; with aspect to the front, with built in wardrobes, eaves storage cupboard. Bedroom Three; aspect to front with built in wardrobes. Family Bathroom; panelled bath with tiled surround, separate shower cubicle with electric Triton shower over, low WC, pedal wash basin.

OUTSIDE: To the front of the property there is a small garden with driveway and off road parking. The rear garden enjoys a good degree of privacy with side pedestrian access. There is a good sized patio, with the remainder laid to lawn with established hedging and a Summerhouse. The Garage has power and lighting, an electric up and over door, and a personal door to the garden along with a sink and basic cupboards.

MATERIAL INFORMATION:

Council Tax Band: E

Tenure: Freehold

Utilities: Mains water, electricity, sewage.



Parking: There is plenty of parking at this property and a Garage

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](https://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](https://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](https://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.

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.



**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/>.

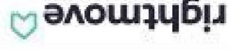
**Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX.** We recommend you check the risks on

**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 purchasers 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 or representations 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 23rd June 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particulars 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 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.



Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23

**Tel: 01984 634793**

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