



## Bridge Close

Taunton TA4 4PJ

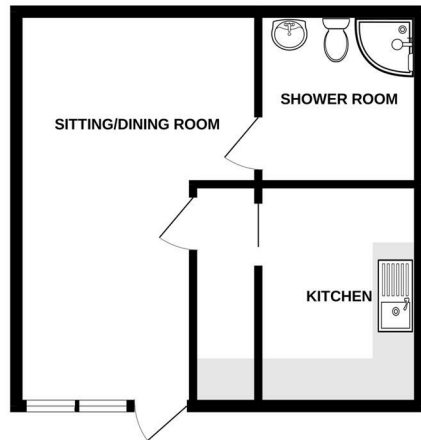
Price £325,000 Freehold

			
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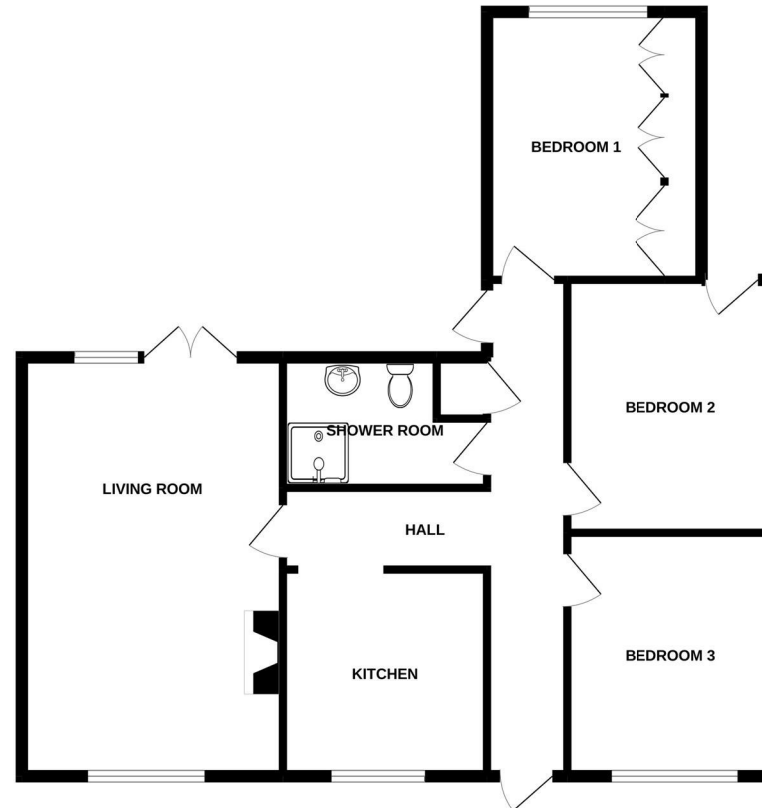
Wilkie May  
& Tuckwood

# Floorplan

ANNEXE  
33.6 sq.m. (362 sq.ft.) approx.



GROUND FLOOR  
82.8 sq.m. (891 sq.ft.) approx.



TOTAL FLOOR AREA : 116.4 sq.m. (1253 sq.ft.) approx.  
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# Description

**POPULAR CUL-DE-SAC LOCATION WITH VIEWS - An individual detached three/four bedroom detached house situated in a popular cul-de sac with a self-contained annexe and far reaching views.**

- Self-Contained Annexe
- Popular Location
- Off Road Parking
- Gas Fired Central Heating
- Landscaped Gardens
- Far Reaching Views



The property comprises a detached house of traditional brick and block construction with rendered elevations under a heavy tiled roof with the benefit of full uPVC double glazing, a wood burner and gas central heating. Furthermore the property has a self contained annexe, ideal for a teenage child or elderly relative, and attractive landscaped gardens with far reaching views over the village roof tops.

The accommodation in brief comprises; Part glazed uPVC door into Entrance Hall; hatch to roof space with good sized loft space, loft ladder and light, airing cupboard housing Vaillant combi boiler for central heating and hot water.

Door into Kitchen; with aspect to front, with a good range of cream fitted cupboards and drawers under a granite effect rolled edge worktop with inset one and a half bowl sink and drainer, mixer tap over, tiled splashbacks, eye level electric oven, 4 ring gas hob with extractor fan over, integrated dishwasher, integrated fridge.

Door into Sitting Room/Dining Room; double aspect, French doors to rear gardens, wood burner inset into chimney breast with tiled hearth and oak beam over, ample room for dining table.

Bedroom 1; aspect to rear with an extensive range of fitted wardrobes. Bedroom 2; aspect to side with personal door to garden. Bedroom 3; aspect to front with views.

Shower Room: with large walk in shower cubicle, tiled surround, thermostatic mixer shower over, low level WC, wash basin inset in vanity unit.

Lower Ground Floor: uPVC double glazed door into open plan Bedroom; with aspect to front.

Door into Shower Room; with corner shower cubicle, with thermostatic mixer shower over, low level WC, pedestal wash basin.



Door from Bedroom into Large Utility Room or Kitchen; with a good range of beech effect cupboards and drawers under a rolled edge granite effect worktop, with tiled splashbacks, inset stainless steel sink and drainer, space and plumbing for washing machine, space for under counter fridge.

OUTSIDE: To the front of the bungalow is a tarmac driveway affording off road parking for one vehicle with an adjacent planted garden. The property has pedestrian access to both sides and the rear gardens are a real feature of the property having been landscaped for continued ease of maintenance. Immediately off the Sitting Room/Dining Room there is a large decking platform, with easy steps leading to the two remaining tiers which are laid to lawn on the first and paving on the second where some fantastic far-reaching views can be enjoyed. Within the garden there is also a shed and workshop both with power.

## ACCOMMODATION:

Entrance Hall

Sitting Room/Dining Room - 12'06" x 19'10"

Kitchen - 9'10" x 9'08"

Bedroom 1 - 12'08" x 9'10"

Bedroom 2 - 11'01" x 9'04"

Bedroom 3 - 10'00" x 9'09"

Shower Room - 9'08" x 5'11"



**GENERAL REMARKS AND STIPULATIONS:**

**Tenure:** Freehold

**Services:**

**Local Authority:**

**Property Location: Council Tax Band: D**

**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

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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.



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