

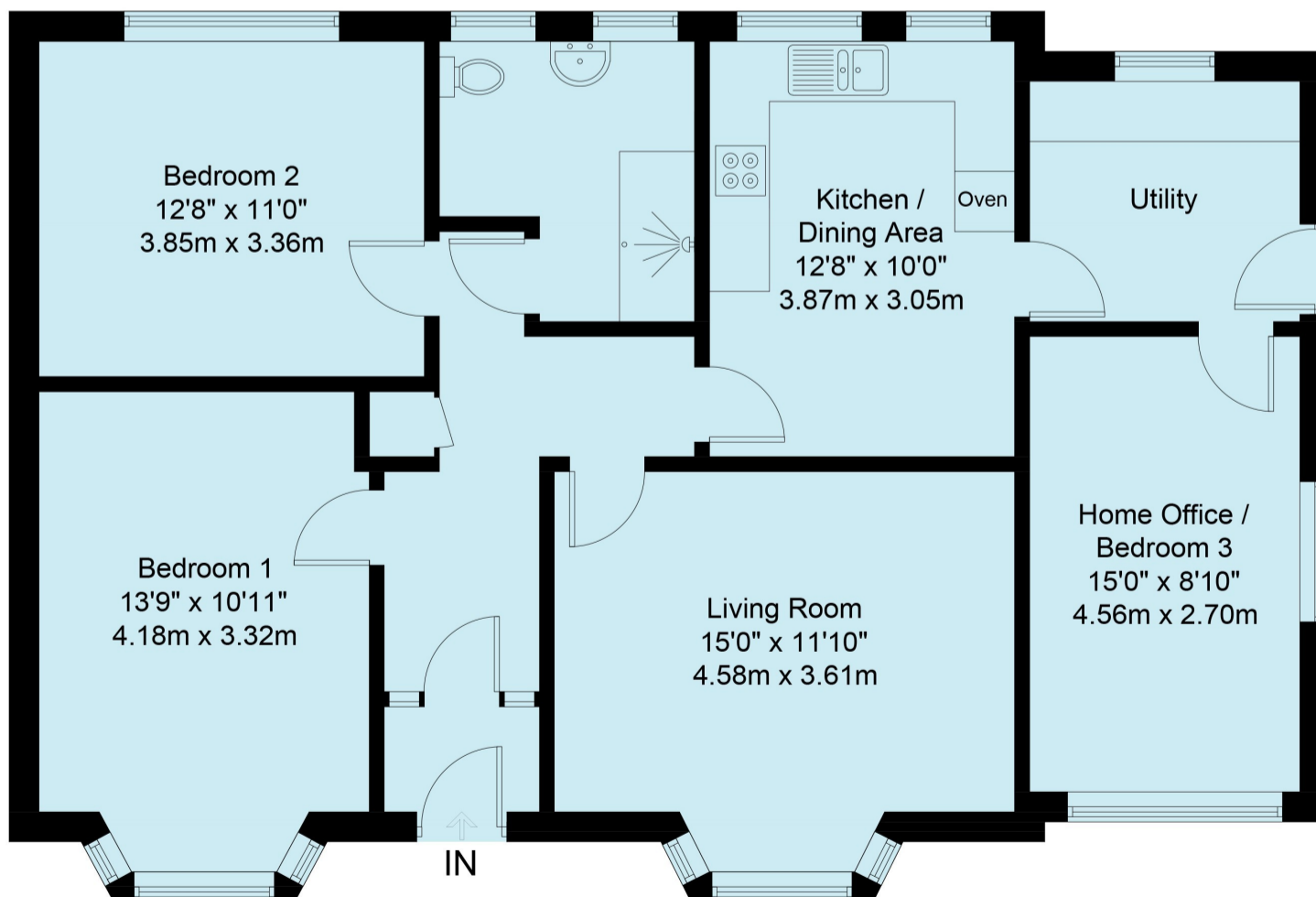


Cliff Road
 North Petherton, Bridgwater, TA6
 £300,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



For illustrative purposes only. Not to scale. ID1295480
 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

This two bedroom detached bungalow would benefit from updating, is situated in the popular small town of North Petherton on this private road and benefits from off-road parking.

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

- North Petherton location
- Living room with bay window
- Kitchen/dining room
- Utility room
- Shower room
- Two bedrooms
- Home office/Bedroom three
- Off-road parking
- Front garden
- Rear garden with views
- No onward chain

THE PROPERTY:

The accommodation comprises an entrance porch, entrance hall, a living room with a bay window overlooking the front garden, a kitchen to the rear of the property with views, overlooking the adjoining fields. There is a step down to the utility room with space and plumbing for a washing machine and a tumble dryer with a wall mounted gas fired boiler. There is home office/bedroom three which was the converted garage.

Bedroom one has a bay window overlooking the front garden, has built-in wardrobes and storage. Bedroom two is also a double overlooking the rear garden and a good size walk-in shower room with a low level WC, wash basin and a heated towel rail.

Outside – To the front of the property is off-road parking and the garden to the front is laid to lawn with a wall boundary. The garden to the rear has a patio area and is also laid to lawn with some mature plants, trees and shrubs which will need some attention, a greenhouse and a shed. The main feature to this rear garden is the views over the adjoining fields giving it a feeling of space and openness.

A viewing of the residence is highly recommended to appreciate the potential and its location within this popular small town.



LOCATION:

Cliff Road is located in a quiet position within the town of North Petherton which offers a wide range of services and amenities, including a pharmacy, GP surgery, vets, library, primary and junior schools, shops for day to day needs, restaurants, public houses and regular bus services to Bridgwater and Taunton. There is a daily coach service to London and Junction 24 of the M5 allows easy access to the M5 motorway. Bridgwater is approximately 4 miles away and offers a wide range of educational facilities, retail and leisure amenities. The county town of Taunton is approximately 9 miles away.



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GENERAL REMARKS AND STIPULATION

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

Construction: Traditional construction.

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

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

Council Tax Band: D

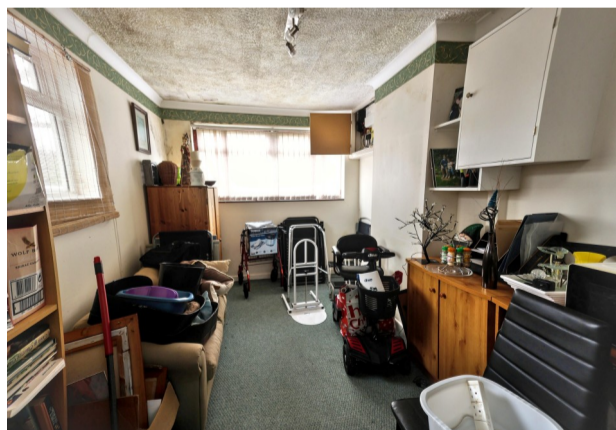
Broadband Coverage: We understand that there is superb mobile coverage. The maximum available broadband speeds are: 66Mbps download and 13Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data limited with EE and Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **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.

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