



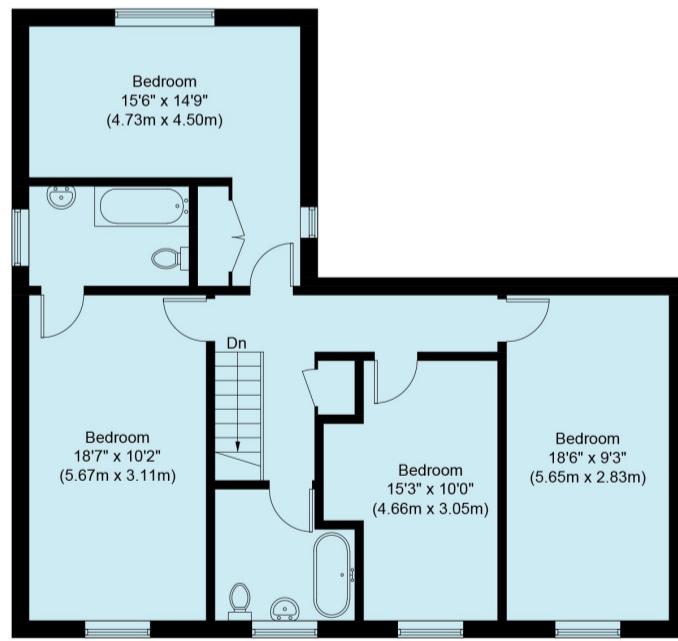
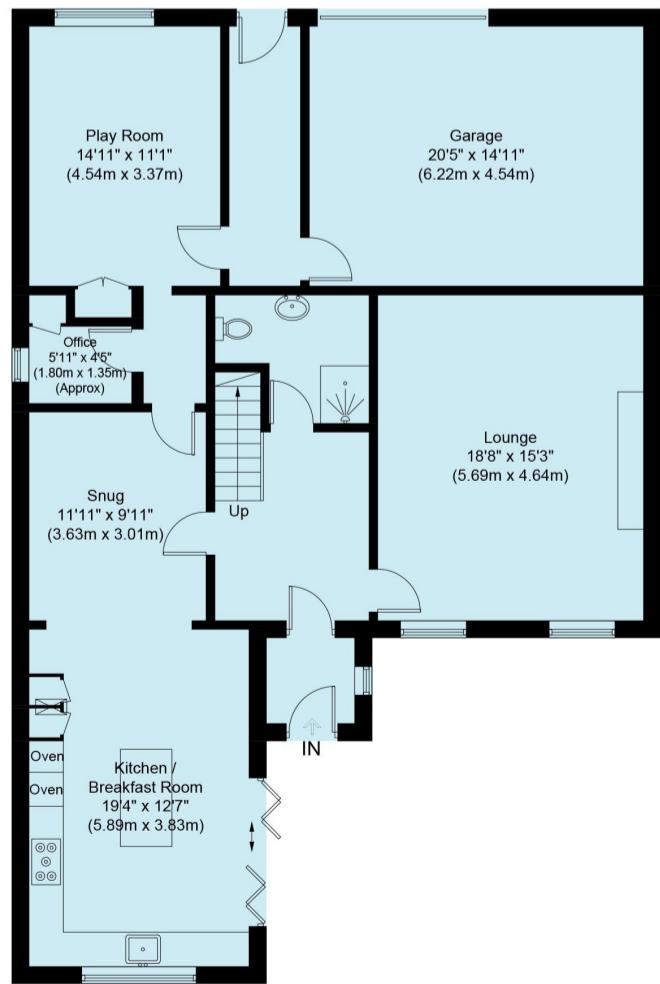
## West End Court

Chedzoy, Bridgwater, TA7  
£450,000 Freehold



**Wilkie May  
& Tuckwood**

## Floor Plan



For illustrative purposes only. Not to scale. ID1228658  
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

West End Court is a beautifully presented and recently extended four bedroom link detached property situated in the popular and sought after village of Chedzoy.

- Village location
- Beautifully presented throughout
- Over 18' lounge with wood burner
- Over 19' kitchen/breakfast room
- Snug
- Playroom
- Office
- Shower room downstairs
- Principal bedroom with en-suite
- Three further bedrooms
- Bathroom
- Garage
- Garden

## THE PROPERTY:

The property's accommodation comprises an entrance porch, an entrance hall, a large lounge with a wood burning stove, snug, kitchen/breakfast room - which has recently been fitted to a very high standard throughout - office, playroom, shower room, utility room and a door through to the double garage along with off-road parking for two cars.

To the first floor are four double bedrooms with an en-suite to the principal bedroom and a family bathroom.

Outside - The garden is predominantly to the front of the house with a large patio area and a useful all year round covered space - ideal for barbecuing and entertaining. There is a further lawn with further sheds to the end of the garden with views over the open fields.

A viewing of the property comes highly recommended not only to appreciate the style and presentation of the house but its location within the village.

## LOCATION:

Chedzoy is situated immediately east of Bridgwater and approximately 2 miles from the market town centre. The village is surrounded by arable farmland and the close neighbouring villages offer other shops and services. Bridgwater offers a full range of services including retail, leisure and educational facilities. Main line links are available via Bridgwater Railway station, daily coach service to London from the bus station and easy and convenient access to the M5 motorway via junction 23.



WM&T

## GENERAL REMARKS AND STIPULATION

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

**Construction:** Traditional construction.

**Services:** Mains water, mains electricity, septic tank drainage, oil fired central heating.

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

**Council Tax Band:** D

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

**Mobile Phone Coverage:** Voice and data limited with EE, Three, O2 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 August 2025.

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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