Millands Lane

Bridgwater TA5 1ED

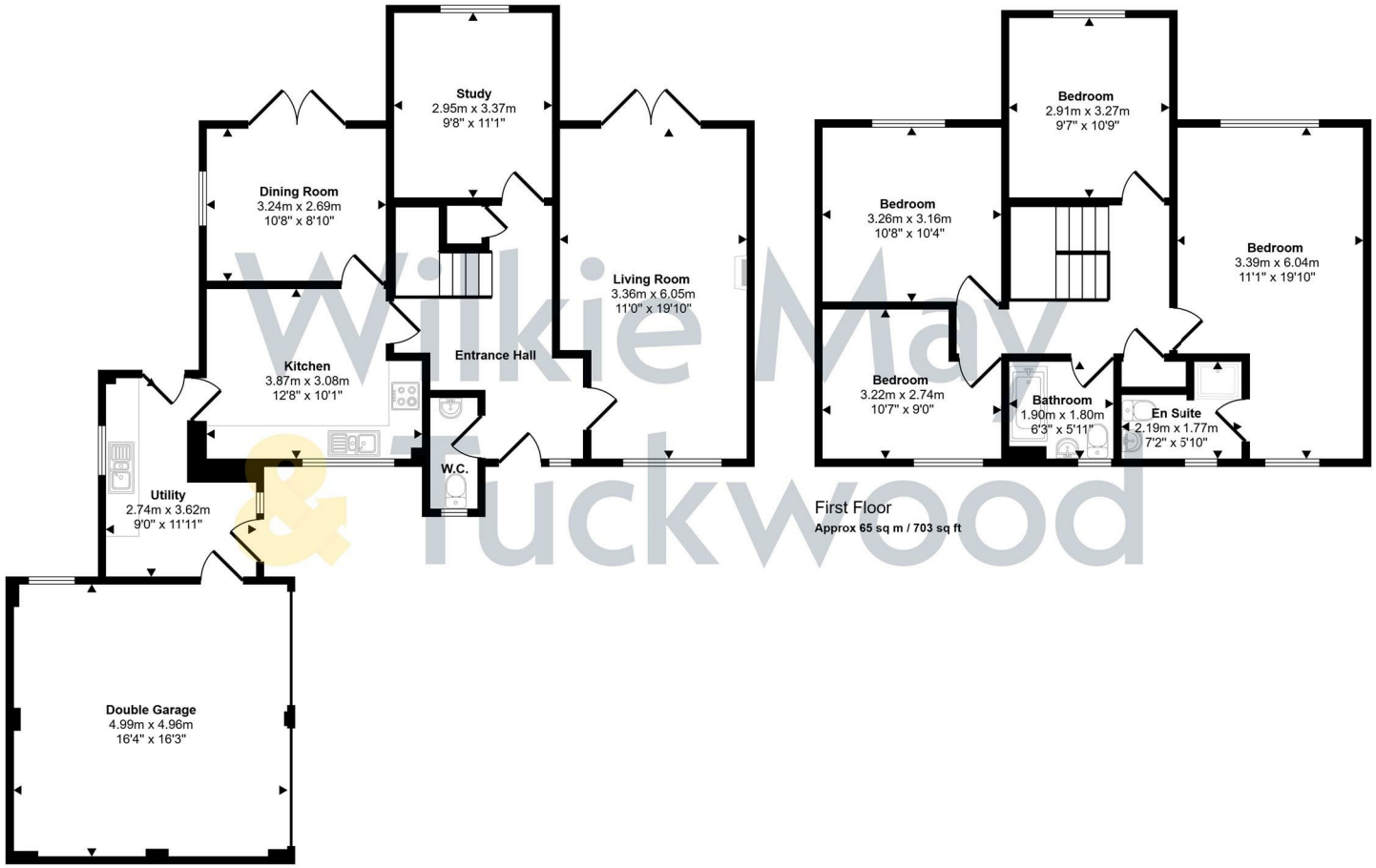
Price £575,000 Freehold

4 | 2 | 2 | E EPC

Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
165 sq m / 1778 sq ft



Ground Floor
Approx 100 sq m / 1076 sq ft

First Floor
Approx 65 sq m / 703 sq ft

Wilkie May & Tuckwood

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.

WM&T

Description

A well maintained four bedroom detached house, situated in a quiet cul-de-sac, backing onto open farmland with No Onward Chain.

- No Onward Chain
- Substantial Family Home
- Popular Cul-de-sac Location
- Double Garage & Off Road Parking
- Uninterrupted Views Over Surrounding Farmland

The property comprises a detached house of traditional brick and block construction under a tiled roof with the benefit of timber framed double glazing and oil fired central heating. The house is situated in a cul-de-sac within the popular village of Kilve, and benefits from uninterrupted views at the rear over the surrounding farmland, off road parking for a number of cars, a double Garage and No Onward Chain.

The accommodation in brief comprises; part glazed wooden door into a spacious Entrance Hall; with understairs storage cupboard. Downstairs WC; wood effect laminate flooring, low level WC, pedestal wash basin. Living Room; with double aspect, enjoying views to the rear over the open farmland, Minster polished stone open fireplace, French doors to the rear garden. Study; with aspect to rear and fitted units. Kitchen/Breakfast Room; with aspect to front, a range of cream fitted cupboards and drawers under a rolled edge worktop with inset 1 ½ bowl stainless steel sink and drainer with mixer tap over, tiled splashbacks, fitted electric double oven, four ring hob and integrated extractor hood over, tiled floor. Door into the Dining Room; double aspect with views over open farmland, French doors to rear garden, oak laminate flooring. Utility Room; with tiled floor to match kitchen, personal door to front driveway, personal door to rear garden, range of cupboards and units to match kitchen, stainless steel sink and drainer, tiled splashback, space and plumbing for washing machine, space for tall fridge-freezer, floor mounted Grant oil fired boiler. Door into the double Garage; with two electric up and over doors, power and lighting.

Stairs to the first floor Landing; hatch to roof space, airing cupboard with a modern foam lagged cylinder, wood slat shelving and immersion switch. En-Suite Bedroom 1; double aspect with far reaching views to the Quantock Hills and to the rear over farmland. Door into En-Suite Shower Room; with wood effect laminate flooring, shower cubicle with tiled surround, electric Mira Sport shower over low level WC, pedestal wash basin, light and shaver point. Bedroom 2; aspect to rear with views to the farmland. Bedroom 3; aspect to rear with views over the farmland. Bedroom 4; aspect to front, far reaching rural views. Family Bathroom; with wood effect laminate flooring, panel bath, tiled surround, mixer shower attachment over, low level WC, pedestal wash basin, light and shaver point.

OUTSIDE: The property is approached via five bar timber gates onto the spacious tarmacadam driveway with off road parking for 3-4 vehicles with access to the double garage. The gardens are private, enjoying a sunny aspect and are laid to lawn with planted borders and established hedging and paved seating patio area.

MATERIAL INFORMATION:

Council Tax Band: F

Tenure: Freehold

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

Parking: There is plenty of parking 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.
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.

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 29th October 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.

Tel: 01984 634793

Wilke May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23 0AE

The Property Ombudsman

rightmove

WM&T