

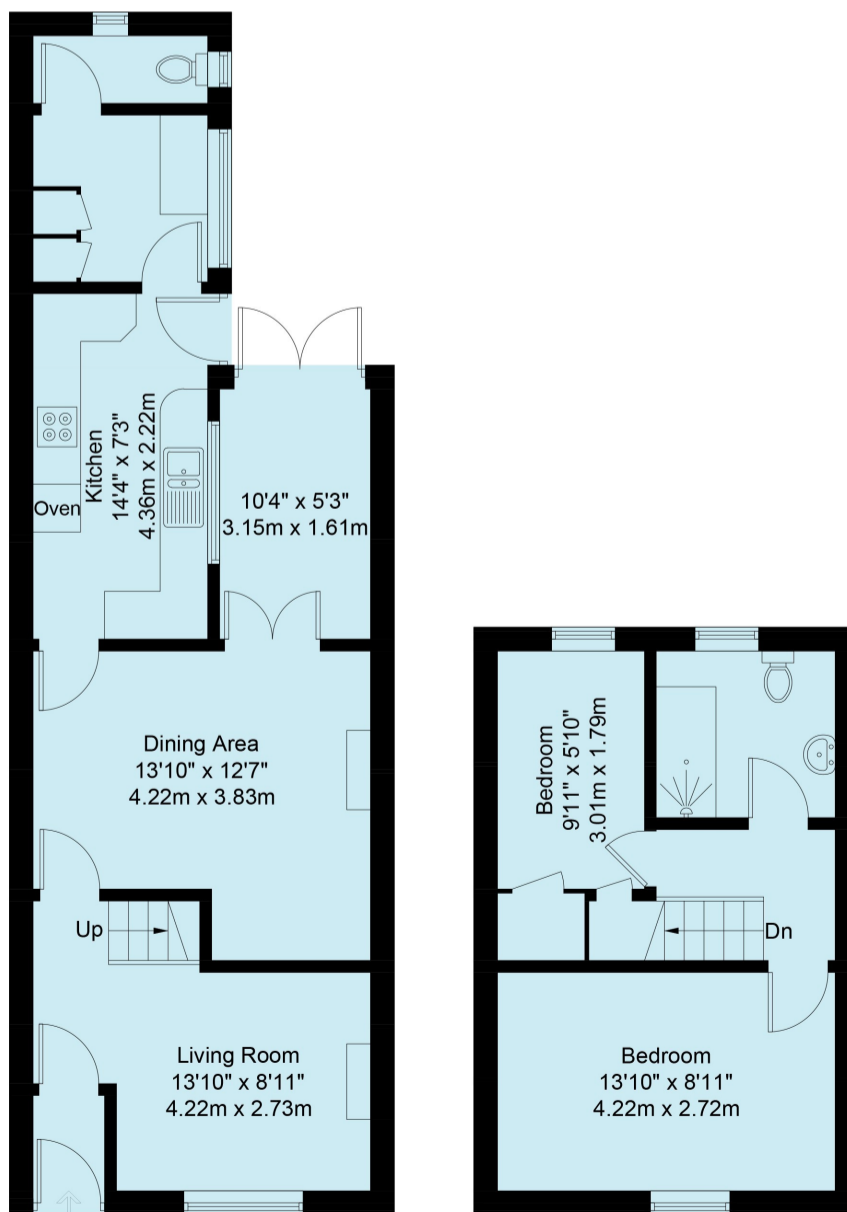


Melbourne Square
 Bridgwater, TA6
 £160,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1294150
 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

Melbourne Square is a two bedroom mid terrace Victorian property which would benefit from updating throughout.

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

- Two bedroom Victorian house
- Living room with front aspect
- Dining room
- Kitchen
- Sunroom
- Utility room and cloakroom
- Shower room upstairs
- Front and rear gardens
- No onward chain

THE PROPERTY:

The accommodation comprises an entrance porch, a living room with doors opening to sunroom, a dining area, a kitchen which has an integrated cooker and hob and space for a slimline dishwasher. There is a door opening to the rear garden and a utility room with space and plumbing for a washing machine and a tumble dryer along with a cloakroom. The sunroom to the side gives access to the rear garden.

To the first floor are one double, one single bedroom complemented by a shower room.

Outside – A courtyard garden to the front and the garden has been designed with low maintenance in mind and tapers to a point with some well stocked flowerbeds and a patio area. There is an outside tap.

A viewing of the property comes highly recommended to appreciate its potential as it is a project for somebody and would make a perfect first time buyers' home.

LOCATION:

Situated close to the town centre of Bridgwater which offers a wide range of amenities including retail, leisure and educational facilities. There are regular bus services to Taunton and Burnham-on-Sea and a daily coach service to London Hammersmith. Main line links are available via Bridgwater railway station and convenient motorway access to the M5 at junction 25 is a little over 1 mile 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: A

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 2000Mps download and 2000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with Three, O2 and Vodafone. Voice and data limited with EE.

Flood Risk: Rivers and sea: Low risk **Surface water:** Low risk **Reservoirs:** Likely **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 April 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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