





North Street
Bridgwater, TA6
£300,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



The Property Ombudsman
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Description:

North Street is a three bedroom Victorian terrace situated close to Bridgwater town centre benefitting from a tandem garage and an enclosed rear garden. There is gas fired central heating throughout.

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

- Three bedroom Victorian terrace
- Close to town centre
- Over 29' kitchen with triple aspect
- Living room with bay window
- Dining room with access to garden
- First floor – two bedrooms
- Second floor bedroom
- Over 31' garage
- Rear enclosed garden
- No onward chain

THE PROPERTY:

The accommodation comprises an entrance porch, with an entrance hall with stairs rising to the first floor. The sitting room has a front aspect with a walk-in bay window and a feature fireplace. There is a separate dining room with a gas fire and patio doors open to the courtyard section of the garden. The kitchen/breakfast room has a good range of wall and base units, understairs' storage and space for a gas cooker, tall fridge/freezer, washing machine, tumble dryer and a dishwasher, along with a breakfast bar and door to the side giving access to the rear garden.

To the first floor there is a split landing with a good size bathroom with a panelled bath and a separate shower. Bedroom one overlooks the front of the property and bedroom two is a double overlooking the rear garden.

To the second floor is bedroom three with a view over the rear garden.

OUTSIDE – To the front of the house is a path which leads to the front door with a lawned garden. The garden to the rear has a courtyard section which leads to the decking area, with garden lights, patio leading to the lawn with mature plants and shrubs, which also gives access to the tandem garage at the rear of the residence.

A viewing of the property comes highly recommended not only to appreciate its position within the town but the size and potential to make it a fabulous family home.

LOCATION:

The property is situated on the favoured west side of Bridgwater and is within walking distance of the town centre allowing access to the town's amenities including retail and entertainment facilities and is close to junior and senior schools of high repute. Junctions 23 and 24 offer easy access to the M5 motorway. Main line links are available via Bridgwater Railway station. There are regular bus services to Taunton, Burnham-on-Sea and Weston-super-Mare together with a daily coach service to London Hammersmith.





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 central heating.
Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY
Council Tax Band: B
Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800Mbps download and 220Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk/
Mobile Phone Coverage: Voice and data available with EE, Three and O2. Voice and data likely with Vodafone.
Flood risk: Rivers and seas: Very low risk Surface: Low risk Reservoirs: Unlikely Groundwater: Unlikely
We recommend you check the risks on https://www.gov.uk/check-long-terrm-flood-risk
Planning: Local planning information is available on https://www.sdc.somerset.gov.uk/planning_online







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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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