Earls Close
Bridgwater, TA6
£366,000Freehold

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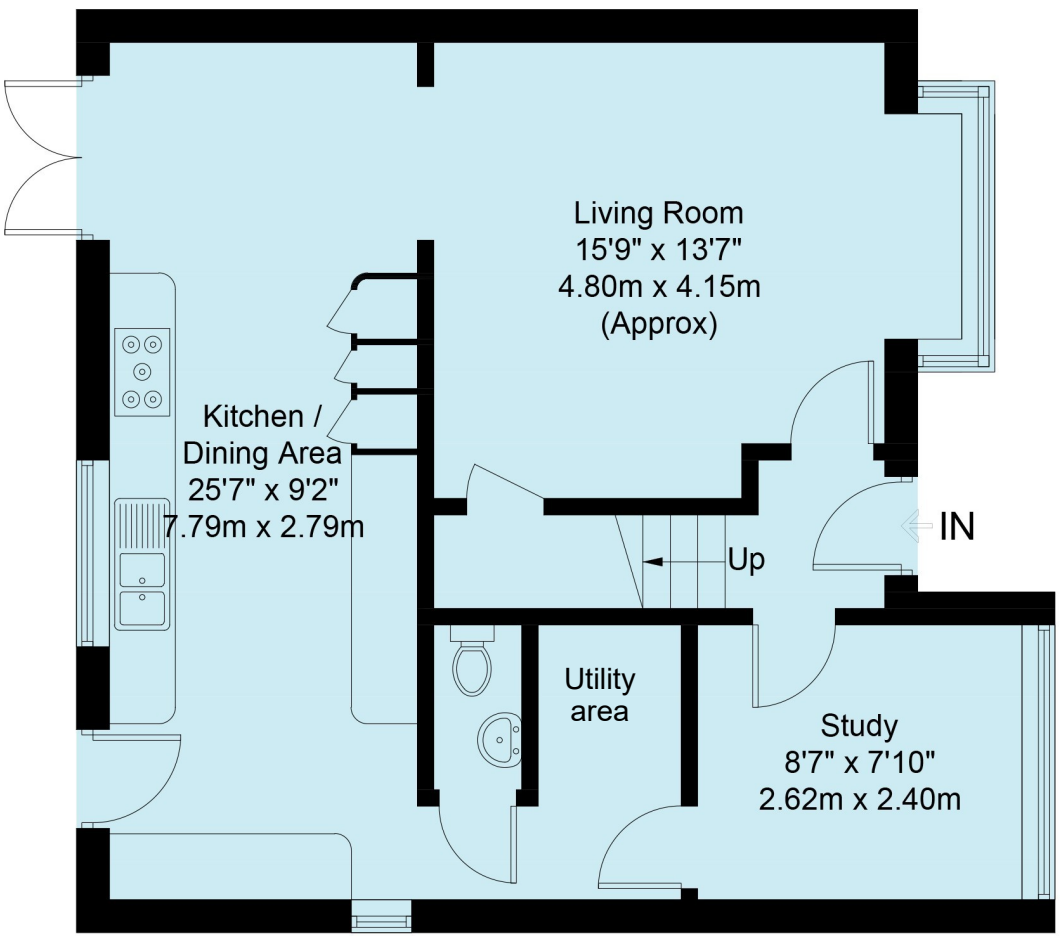
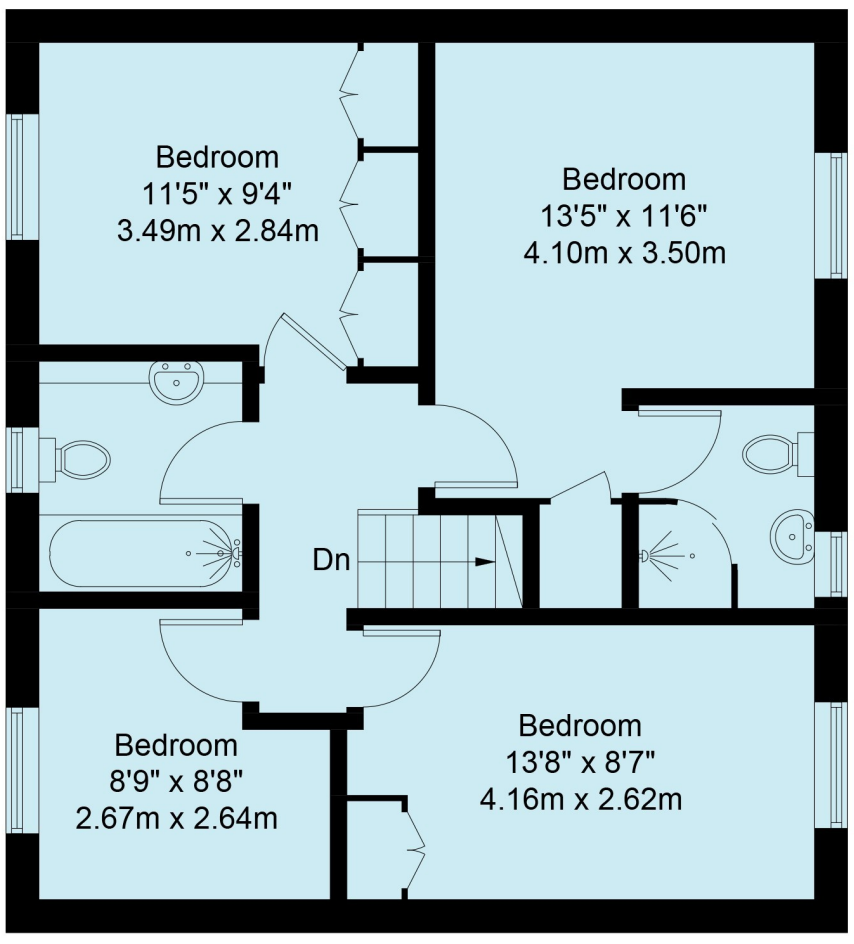
Wilkie May & Tuckwood

Floor Plan

Approximate Gross Internal Area = 115.0 sq m / 1238 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1329181
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

Situated just off the Northern Distributor Road this stylishly presented four bedroom house benefits from a recently fitted Wren kitchen, has four bedrooms, off-road parking for three cars and a south facing low maintenance garden to the rear with a bar, shed and an arbour.

There are 14 owned solar panels on the rear roof.

- Immaculately presented throughout
- Living room and a separate cake room/ study
- Recently installed Wren kitchen
- Downstairs' cloakroom and utility area
- Four bedrooms
- En-suite and a family bathroom
- Off-road parking at the front
- Low maintenance garden to the rear
- Viewings come highly recommended

THE PROPERTY:

This immaculately presented four bedroom house has a superb, recently installed Wren kitchen with plentiful work surfaces and cabinetry, a range cooker, a built-in dishwasher and a fridge/freezer. There is space for table and chairs at one end. Off the kitchen is a utility area and there is also a cloakroom.

The living room benefits from a front aspect bay window and a fireplace. The cake room/study (which has been converted from a garage) also benefits from a front aspect and has an air conditioning unit.

Upstairs are four bedrooms with the principal bedroom benefitting from an en-suite shower. The bedrooms are complemented by a family bathroom.

OUTSIDE - There is off-road parking at the front for three cars. To the rear is a south facing, low maintenance garden with artificial lawn, extensive paving and has a wooden arbour, shed and a bar.

LOCATION:

Situated off the popular Northern Distributor Road the house is in a cul-de-sac position. There are junior and senior schools of high repute in close proximity to the property. Bridgwater offers a wide range of facilities including retail, educational and leisure facilities. Convenient access to the M5 motorway is available via Junction 23. There are main line railway links at Bridgwater Railway station. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea and a daily coach service to London Hammersmith from Bridgwater Bus station.

WM&T

GENERAL REMARKS AND STIPULATION
Tenure: The property is offered for sale Freehold by private treaty.
Construction: Traditional construction. There are 14 owned solar panels on the roof.
Services: Mains water, mains electricity, mains drainage, gas fired central heating.
Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY
Council Tax Band: C
Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800Mps 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: Medium 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 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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