



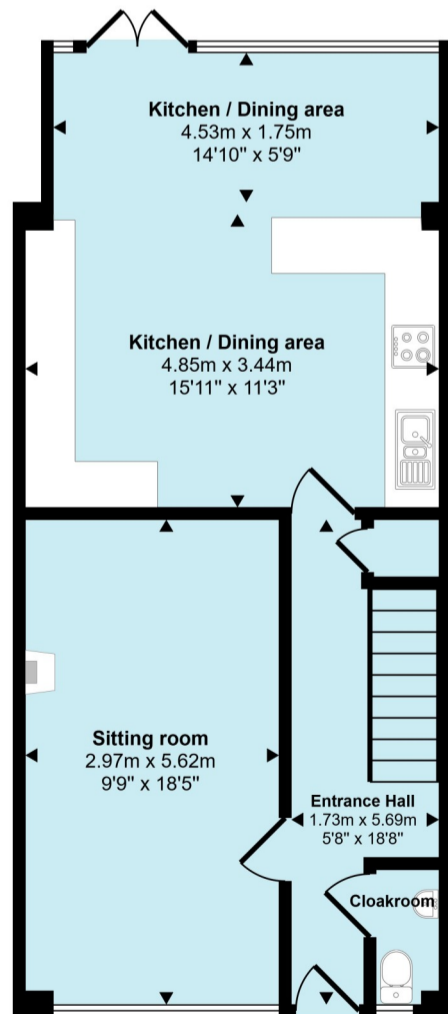
**Risemoor Road**  
 Bridgwater, TA6  
 £200,000 Freehold

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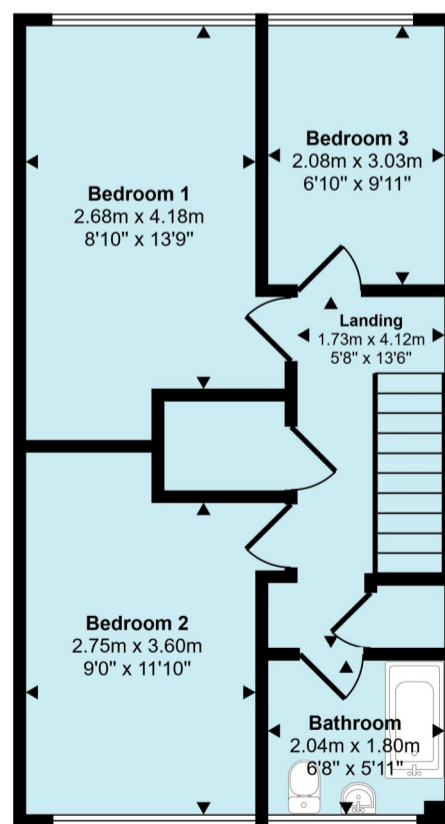
**Wilkie May & Tuckwood**

## Floor Plan

Approx Gross Internal Area  
 99 sq m / 1066 sq ft



Ground Floor  
 Approx 54 sq m / 578 sq ft



First Floor  
 Approx 45 sq m / 488 sq ft

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.

# Description

This property is a THREE BEDROOMED mid terraced property which has been EXTENDED to the rear and would make a PERFECT FAMILY HOME. Outside the property at the front is a garden area, and a walled ENCLOSED GARDEN to the rear with gate opening to fields.

- Attractive 3 bedroom family home
- Recently extended
- Impressive panoramic rural views
- Spacious kitchen/dining/family room
- Good sized family bathroom
- Served by electric heating throughout
- Small garden to the front
- Enclosed garden to the rear
- Town centre approximately ½ mile distance away
- Bridgwater offers access to services including retail, educational and leisure facilities
- Reasonable access to bus and rail links
- Offers M5 motorway access at junction 24

## THE PROPERTY:

This is an attractive extended 3 bedroom family home backing onto fields with impressive panoramic views to the rear. The property is served by electric heating throughout. The accommodation comprises of door to entrance hall with stairs to first floor landing, downstairs cloak room, with WC, window and wash hand basin. There is a living room with front aspect window, and wood burning stove creating a cosy ambience.

To the rear of the property there is a spacious kitchen/dining/family room which has been extended, with a beneficial range of kitchen units, and has ample space for a dining room table and soft furnishings to make a family room with rear door access to the garden.

To the first floor of the property, there are three good sized bedrooms, a separate bathroom suite with WC, wash hand basin, bath with shower over, and double-glazed window. There are useful storage cupboards on the landing and airing cupboards.

Outside to the front of the property there is a small garden and a garden to the rear which has been designed with low maintenance in mind, with views over the adjoining fields. The property benefits from electric heating throughout.

A viewing of the property comes highly recommended to fully appreciate what it has to offer.

## LOCATION:

The property is situated on the southern fringe of the market town centre of Bridgwater and offers M5 motorway access at junction 24 without passing through the town. There are shops for day to day needs at the Taunton Parade with the town centre approximately ½ mile distance away. Bridgwater offers a full range of services including retail, educational and leisure facilities. Main line links are available via Bridgwater Railway Station. Regular buses run to Taunton, Weston-super-Mare and Burnham-on-Sea plus a daily coach service to London Hammersmith from Bridgwater Bus station.



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## GENERAL REMARKS AND STIPULATION

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

**Construction:** Block Construction with UPVC exterior

**Services:** Mains water, mains electricity, mains drainage, electric 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: 1800 Mps download and 1000 Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data are good outdoors and available but limited indoors 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 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 November 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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