Stafford Road
Bridgwater, TA6
£300,000 Freehold

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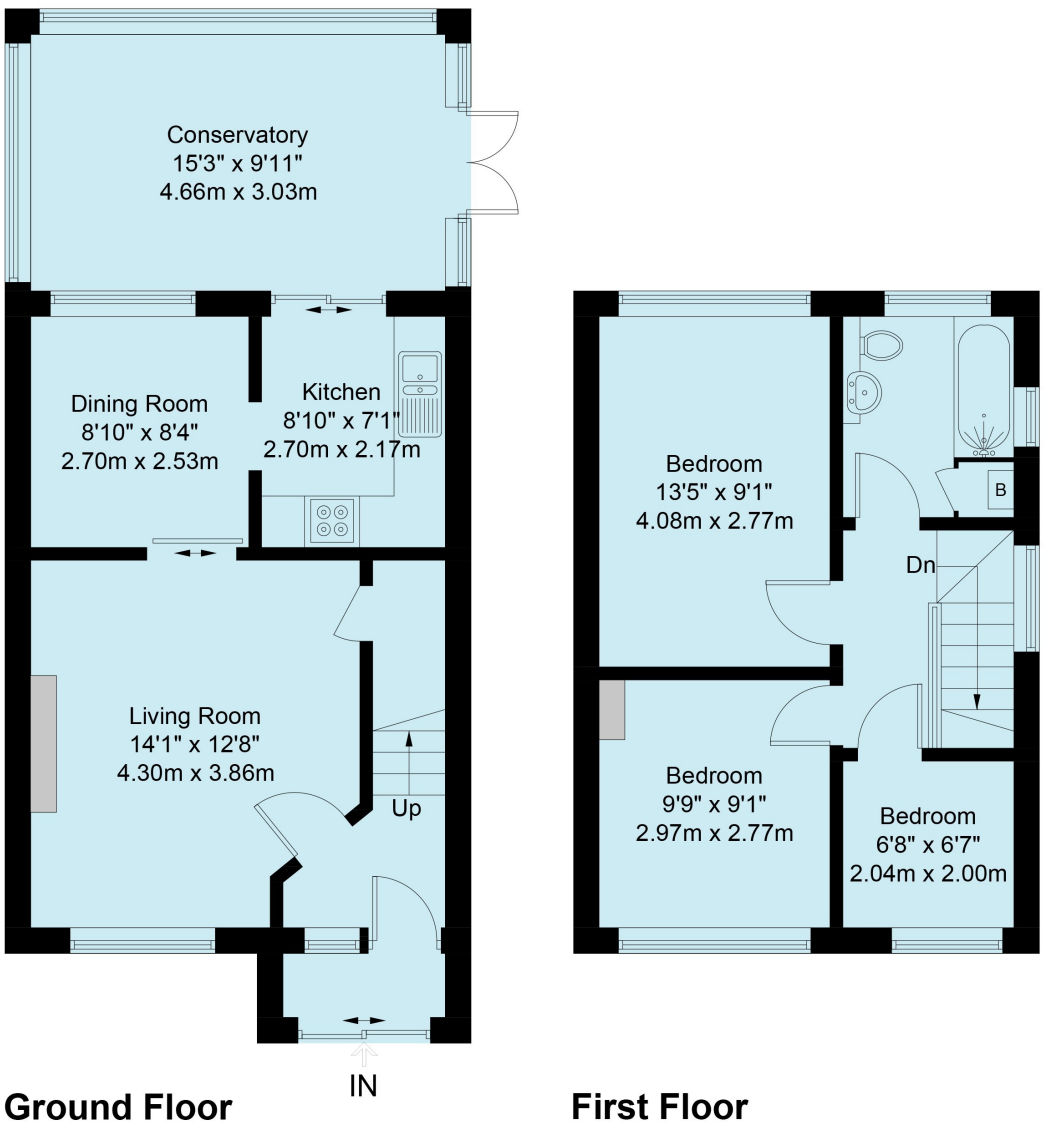
Wilkie May & Tuckwood

Floor Plan

Approximate Gross Internal Area = 87.8 sq m / 945 sq ft



Ground Floor **First Floor**

For illustrative purposes only. Not to scale. ID1328447
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

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Description

This three bedroom end of terrace family home enjoys fantastic views of Dunwear Ponds at the rear and benefits from a garage and on street parking.

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

- Viewings come highly recommended
- Enjoying fantastic views at the rear
- Living room with front aspect
- Kitchen and separate dining room
- Conservatory at the rear
- Three bedrooms
- Modern bathroom
- Front garden
- Corner plot garden to the rear
- Nearby garage

THE PROPERTY:

The house is situated on the popular Bridge Estate and benefits from truly stunning views of the Dunwear Ponds at the rear. It is immaculately presented with the kitchen having a fitted cooker, extractor fan over and base and wall cupboards. The living room has a front aspect with a feature stone fireplace with inset feature gas fire.

Between the living room and the conservatory is a dining room. There is a spacious conservatory with views of the rear garden and ponds beyond.

There is a modern fitted bathroom upstairs along with three bedrooms – two doubles and one single.

The property enjoys gas central heating throughout.

Outside - To the front is an enclosed garden with a corner plot garden to the rear which enjoys the glorious view. A summerhouse/workspace and two sheds are in the rear garden.

The garage is a short walk from the house.

LOCATION:

The property is situated on the popular Bridge Estate development close to local shops and amenities for day to day needs. Bridgwater offers many amenities including its full range of retail, educational and leisure facilities. The M5 junctions 23 and 24 are nearby allowing easy access to the M5 motorway. Main line links are available via Bridgwater Railway station. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea together with a daily coach service to London Hammersmith.

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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: B
Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800Mps download and 220Mbps upload. We recommend you check coverage on Mobile and Broadband checker - Ofcom
Mobile Phone Coverage: Voice and data available with EE and voice and data likely with Three, O2 and Vodafone.
Flood Risk: Rivers and sea: Low risk **Surface water:** Very 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 September 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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