





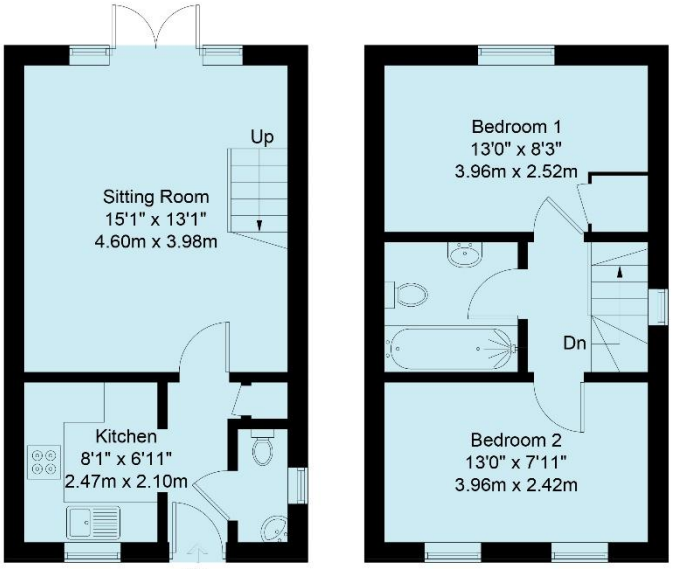
Angelica Drive
Bridgwater, TA5
£205,000 Freehold

1	1	1	C
			EPC

Wilkie May & Tuckwood

Floor Plan

Approximate Gross Internal Area = 56.8 sq m / 611 sq ft



For illustrative purposes only. Not to scale. ID1345466
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

The Property Ombudsman
rightmove
OnTheMarket
WM&T

Description:

Angelica Drive is a two bedroom end terrace property situated on the popular Wilstock development on the outskirts of Bridgwater and benefits from a garage and off-road parking.

- Popular Wilstock development
- Two bedroom end terrace property
- Over 15' sitting room with rear aspect
- Kitchen
- Cloakroom downstairs
- Shower room upstairs
- Rear garden
- Garage
- Off-road parking

THE PROPERTY:

The accommodation comprises an entrance hall, with a storage cupboard and a cloakroom. The kitchen has a range of base and wall units with spaces for fridge and a washing machine along with an integrated cooker and hob. There is a wall mounted gas boiler. The sitting room has stairs rising to the first floor and patio doors opening to the low maintenance garden.

Off the first floor landing are two double bedrooms with aspects to the front and rear. These are complemented by a family bathroom.

OUTSIDE – To the front of the property is off-road parking which leads to the garage which has an up and over door. The garden to the rear has been designed with low maintenance in mind and has a water feature, a patio area and courtesy door giving access to the garage.

A viewing of the residence is recommended as it would be an ideal first time buyers' home or an investment opportunity.

LOCATION:

Situated on the popular Wilstock development with a rural feel yet close to services and facilities the town has to offer. Positioned in the parish of North Petherton which is approximately 1½ miles away with range of shops and facilities including primary school, GP and pharmacy. Bridgwater is 2 miles distance and offers a wide range of leisure, educational and retail facilities. There are main line links via Bridgwater Railway station. Regular bus services run to Taunton, Burnham-on-Sea and Weston-super-Mare plus a daily coach service to London Hammersmith from Bridgwater bus station. The M5 junction 24 is easily accessed from the development.





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 1000Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk/
Mobile Phone Coverage: Voice and data with Vodafone. Voice and data limited with EE, O2 and Three.
Flood risk: Rivers and seas: Very low risk Surface: Very 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







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 October 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.

Tel: 01278 425195
34 St Mary Street, Bridgwater, TA6 3LY
wilkie.co.uk