



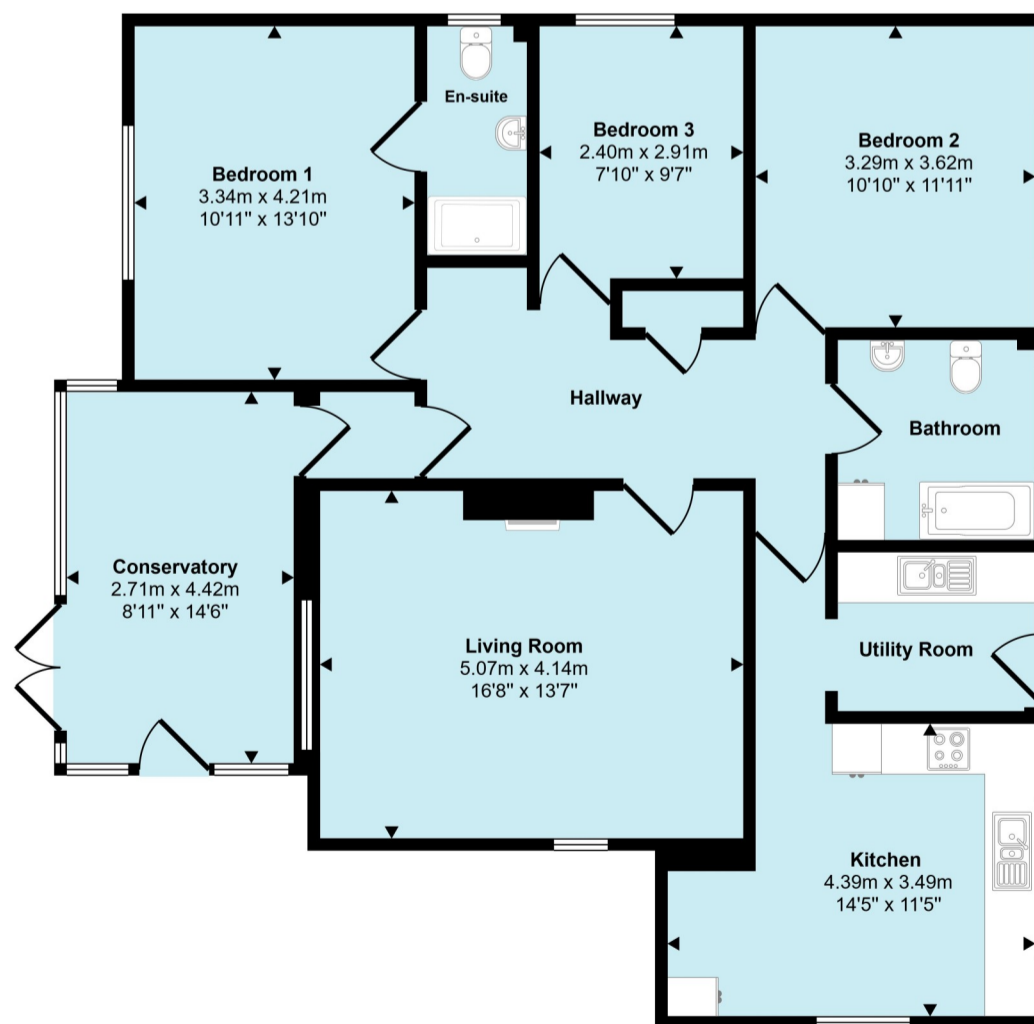
Charter Close
 Bridgwater, TA6
 £350,000 Freehold

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 EPC

Wilkie May & Tuckwood

Floor Plan

Approx Gross Internal Area
 115 sq m / 1234 sq ft



Floorplan

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

Charter Close is a three bedroom detached bungalow situated in this quiet cul-de-sac located close to the town centre benefitting from off-road parking and a garage.

Offered to the market with vacant possession and no onward chain.

- Quiet cul-de-sac location
- Close to town centre
- Modern kitchen
- Over 16' living room
- Conservatory
- Three bedrooms
- En-suite and separate bathroom
- Off-road parking
- Garage and separate carport
- Side and rear gardens
- No onward chain

THE PROPERTY:

The accommodation comprises a good size living room, kitchen with a range of wall and base units, an integrated cooker and hob, space for a tall fridge/freezer and a utility room with space and plumbing for a washing machine and a tumble dryer, with a door opening to the side of the property. There is a good size conservatory overlooking the rear garden which can be accessed from the conservatory.

There are three bedrooms with a principal en-suite and a family bathroom.

Outside - To the front of the property there is off-road parking for a number of vehicles leading to a garage and a separate carport with gardens to the side and rear. The garden to the side has historically been used as vegetable plot with a greenhouse and there is also side access to the garage. The rear garden is a good size and is predominantly laid to lawn and would benefit from somebody bringing it back to life with the trees and shrubs that are available.

A viewing of the property comes highly recommended in order to appreciate its position so close to the town centre and its potential to make a real family home.

LOCATION:

The property is situated just off Taunton Road, on the south side of the market town of Bridgwater positioned within walking distance close to the town centre and yet enjoys a rural feel with very private gardens backing onto the canal. There are local shops close to hand for day to day needs with the town centre of Bridgwater a short distance away with a more extensive range of services and amenities. Bridgwater offers a wide variety of shops, a cinema and various restaurants. The M5 junctions 23 and 24 are nearby along with main line railway links via Bridgwater Railway station. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea together with coach service to London.



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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: D

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 [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with Vodafone. Voice and data likely with EE, O2 and Three.

Flood Risk: Rivers and sea: High 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 June 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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