

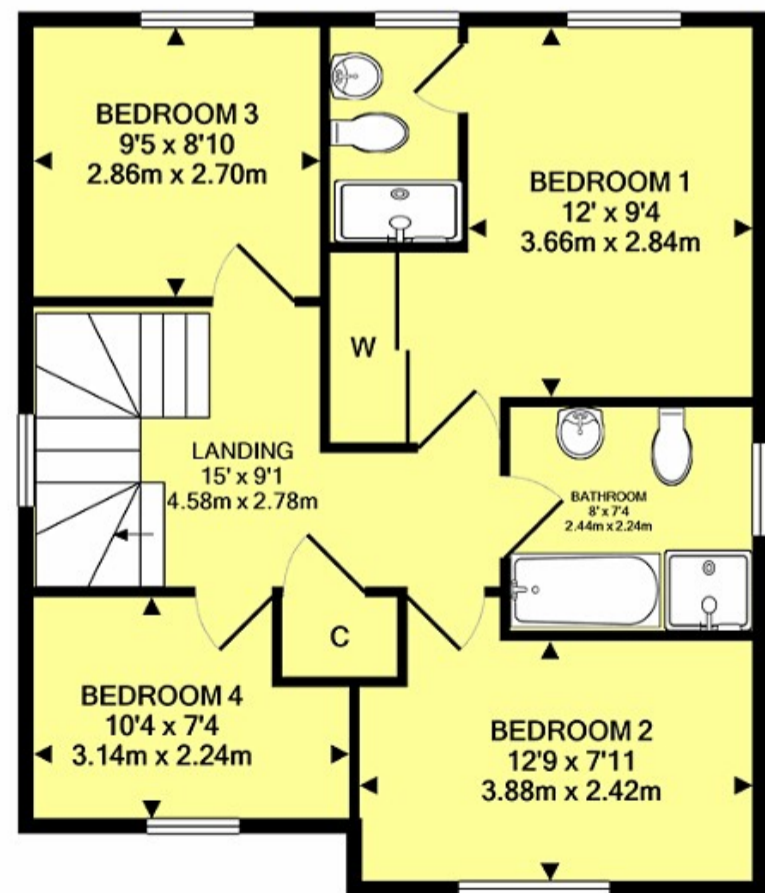
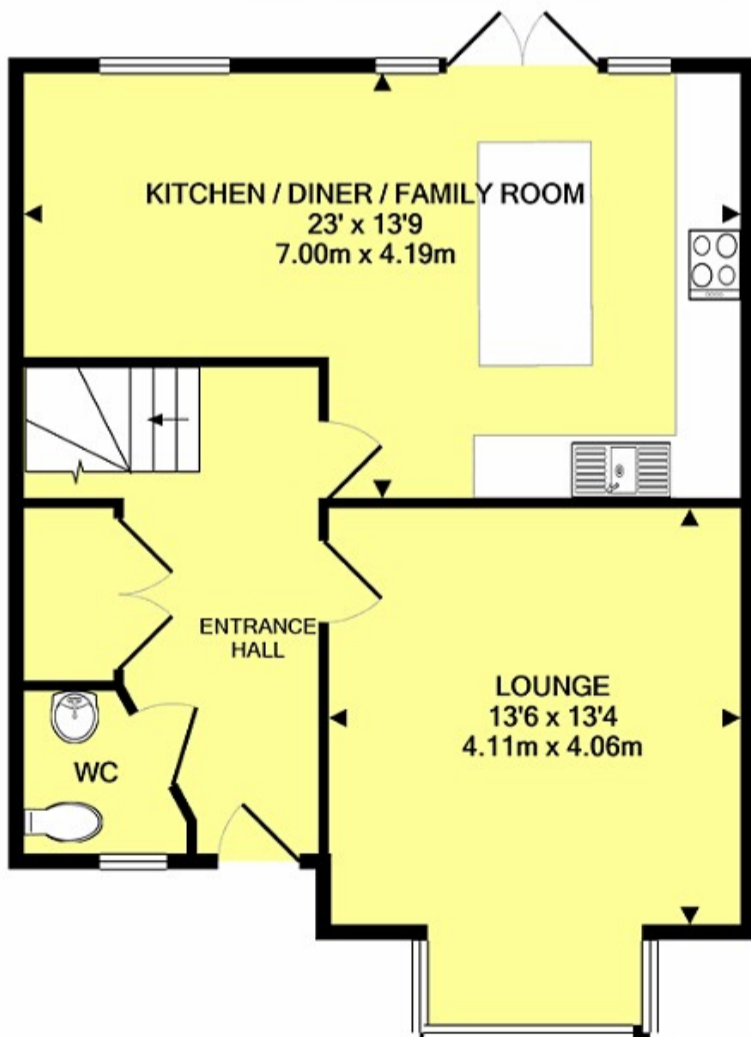


Marigold Road
 Bridgwater, TA5
 £425,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



Description

Marigold Road is a show home standard four bedroom detached property situated on the popular Willstock development. The property is presented to a very high standard throughout benefitting from off-road parking and a garage.

- Popular Willstock development
- Superbly presented four bedroom house
- Living room with front aspect bay window
- Over 23' kitchen/dining/family room
- Cloakroom downstairs
- Four bedrooms with ensuite to principal
- Family bathroom
- Delightful rear garden
- Garage and off-road parking
- Viewings come highly recommended



The accommodation comprises an entrance hall, cloakroom, a utility cupboard with plumbing and space for a washing machine. There is a living room with a large walk-in bay window overlooking the front of the property and a bespoke kitchen/dining room with modern base and wall units and handy island with storage cupboards and a waste unit. The kitchen also benefits from an integrated fridge/freezer, a cooker, hob, an instant boiling water tap and a dishwasher with an additional space for a further fridge if required and further space for a table and a sofa making it a perfect family dining area. There are patio doors opening to the beautiful ornamental garden.

To the first floor on the landing is a large storage cupboard. Bedroom one benefits from built-in wardrobes and an en-suite shower room. Bedroom two overlooks the front of the property with distant views towards the hills. Bedroom three overlooks the superb rear garden and bedroom four also looks out to the front towards the distant views. The family bathroom benefits a bath and a separate shower.

Outside – To the front of the residence is off-road parking for a number of vehicles leading to the garage which has an up and over door and a courtesy door into the rear garden. The rear garden has been fantastically designed and enjoys ceramic patio slabs, decorative stone surrounding the well-stocked flowerbeds, with some beautiful flowers and plants.

There are also decorative lights around the rear garden that can be turned on via radio touch switches in both the kitchen and rear bedroom. The garden water feature can also be turned on via a similar radio touch switch.

A viewing of this property not only comes highly recommended but is essential to see how this residence is presented and the feeling of a lovely family home.

LOCATION:

Situated on the popular Willstock Village 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.

WM&T



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 220Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data limited with EE, 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 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 May 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.

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