



wilkie.co.uk



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Tel: 01278 425195

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 until the 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.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:
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.
MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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.
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 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. 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 information to the seller. 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 until the 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.



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: 180Mbps download and 220Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>
Mobile Phone Coverage: Voice and data likely with EE, Three, O2 and Vodafone.
Flood risk: Rivers and seas: Low risk **Surface:** Very low risk **Reservoirs:** Likely **Groundwater:** Unlikely
We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>
Planning: Local planning information is available on https://www.sdc.somerset.gov.uk/planning_online



12 Highgrove Close
Bridgwater, TA6 6UF
£215,000 Freehold


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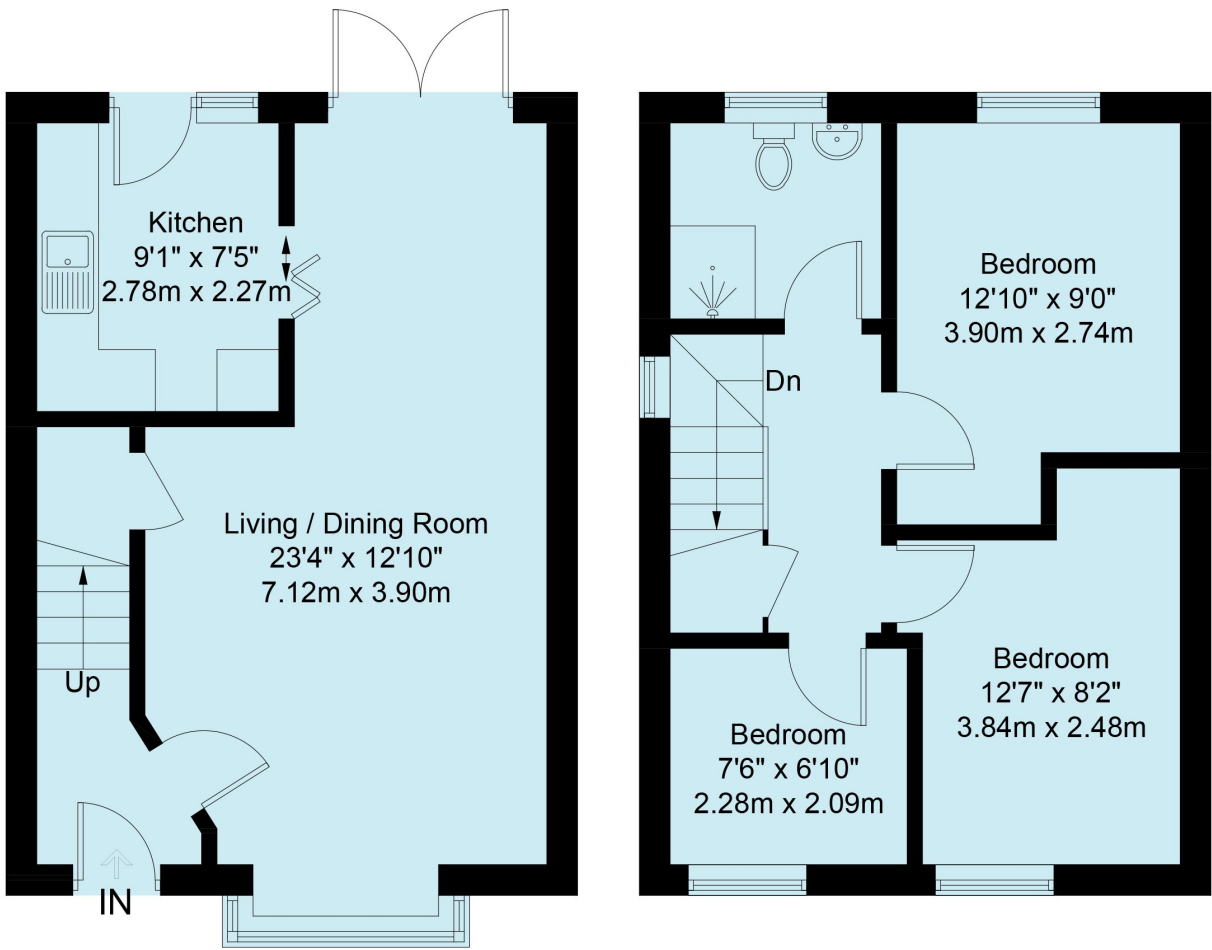

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EPC

Wilkie May
& Tuckwood

Floor Plan

Approximate Gross Internal Area = 72.7 sq m / 782 sq ft



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1311984
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



Description

Highgrove Close is a three bedroom semi-detached property which would benefit from some cosmetic updating throughout with off-road parking, a garage and gas fired central heating.

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

- Quantock View development
- Three bedroom semi-detached house
- No onward chain
- Living/dining room with bay window
- Kitchen
- Shower room
- Gas fired central heating
- Front and rear gardens
- Garage and off-road parking

THE PROPERTY:

The accommodation comprises an entrance hall with stairs leading to the first floor. There is a good size living room/dining room with patio doors opening to the rear garden. The kitchen has a range of wall and base units together with spaces for a washing machine and a cooker.

To the first floor are three bedrooms complemented by a family shower room.

Outside – To the front of the property is off-road parking for up to three to four vehicles which lead to the garage. The garden to the front is laid to lawn with a mature tree. The rear garden is a good size and is laid to lawn with some well stocked flowerbeds having a range of mature plants, trees and shrubs. There is also side access to the front of the house.

A viewing of the residence comes highly recommended to fully appreciate its potential to make it into a fantastic family home.

