



Fairfax Road
Bridgwater, TA6
£235,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan



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

This extended three bedroom family home is served by gas fired central heating with a beautiful kitchen extension, benefitting from a bathroom to the ground floor and a shower room to the first floor.

The property also has a detached outbuilding in the grounds with a double bedroom and an en-suite shower room.

- Three bedroom extended terrace house
- Outbuilding in rear garden
- Living with front aspect bay window
- Superb kitchen/breakfast room
- Modern bathroom with L-shaped bath
- Three bedrooms
- Shower room upstairs
- Outbuilding: bedroom and en-suite
- Off-road parking at front
- Low maintenance rear garden

THE PROPERTY:

The accommodation comprises a door to the entrance hall with stairs to the first floor landing. The living room has a front aspect window leading through to the superbly extended kitchen/breakfast room fitted with a range of high and low level kitchen units with an integrated oven, hob and an extractor fan and a rear aspect window, double glazed door accessing the garden, a breakfast bar area, useful storage recess and access to the downstairs' bathroom which is fully tiled and well equipped with a L-shaped bath, shower over, vanity unit and a heated towel rail and a separate WC.

To the first floor of the property are three good size bedrooms with a shower room – having a corner shower cubicle, vanity basin, WC and a double glazed window.

Outside – To the front is off-road parking with a dropped kerb and to the rear the garden is designed for low maintenance, is laid with artificial lawn, there is a paved patio with an additional patio to the rear and a substantial garden shed and an outbuilding with separate electric, a bedroom with electric radiator and an en-suite shower room with a shower cubicle, WC and a wash hand basin.



LOCATION:

The property stands on the eastern fringe of the market town centre of Bridgwater with local shops close to hand for day to day needs. Within a level walk of the town centre and all its amenities and facilities. Bridgwater offers a full range of facilities including retail, educational and leisure amenities. The M5 junction 23 is close by allowing easy access to the 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 from Bridgwater Bus Station.



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GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Brick cavity.

Services: Mains water, mains electricity, mains drainage to both the house and outbuilding, gas fired central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: A

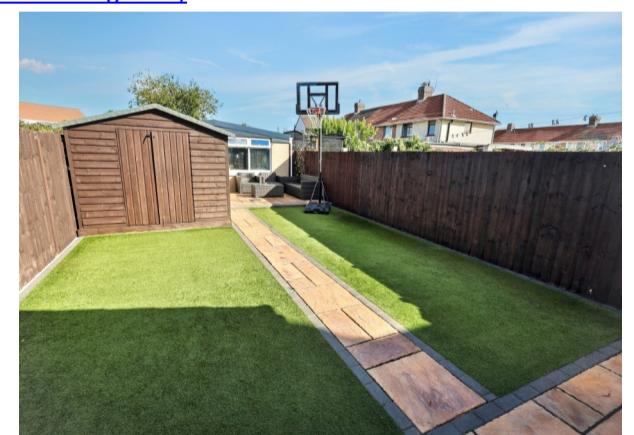
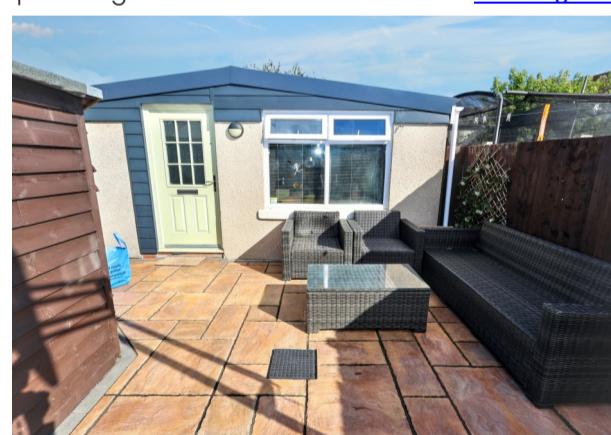
Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800Mbps download and 1000Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with EE, Three and O2. Voice and data limited with 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 \(somerset.gov.uk\)](#)



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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](#)

