



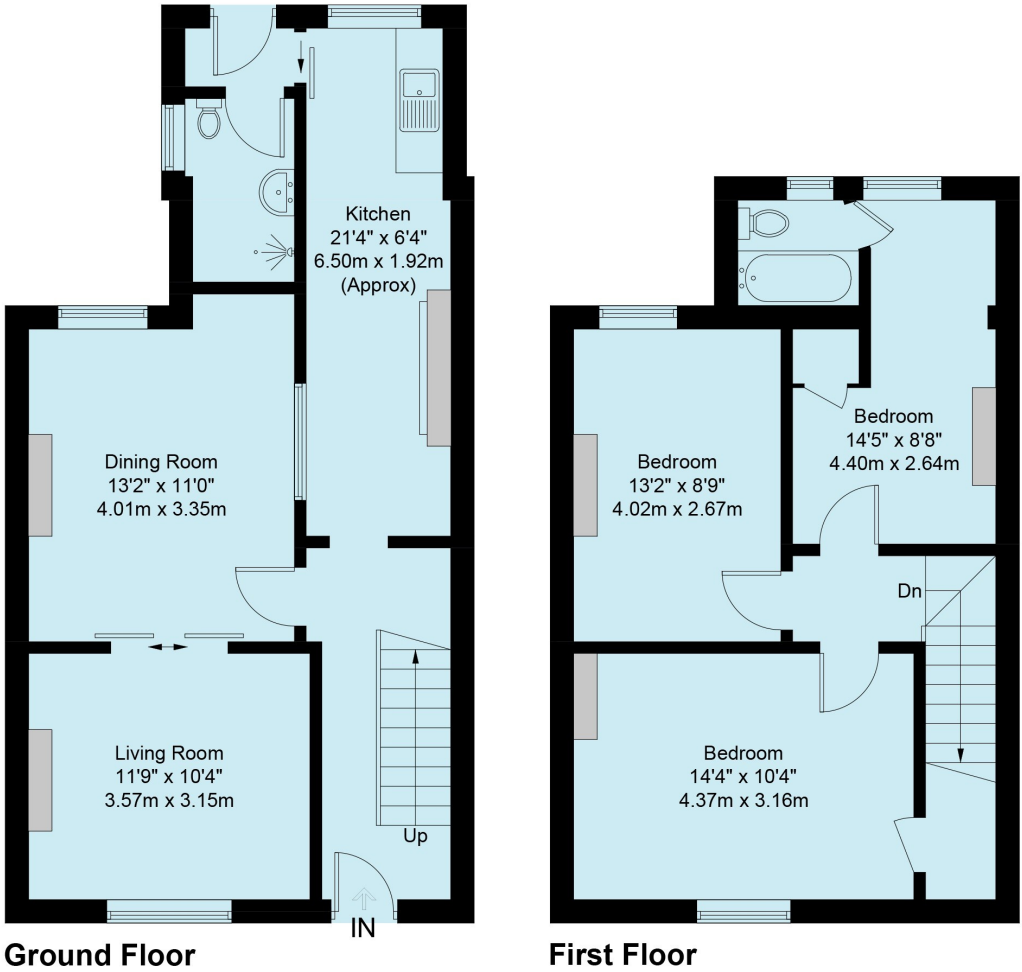
**Taunton Road**  
Bridgwater, TA6  
£190,000 Freehold

|          |          |          |                 |
|----------|----------|----------|-----------------|
|          |          |          | <b>E</b><br>EPC |
| <b>3</b> | <b>2</b> | <b>1</b> |                 |

**Wilkie May  
& Tuckwood**

Floor Plan

Approximate Gross Internal Area = 97.2 sq m / 1046 sq ft



For illustrative purposes only. Not to scale. ID1314542  
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

Taunton Road is a three bedroom end terrace situated close to the town centre of Bridgwater benefitting from gas fired central heating and a garage.

The property could benefit from some upgrading throughout.

- Three bedroom end terrace house
- Living room with front aspect
- Separate dining room
- Kitchen
- Shower room downstairs
- En-suite upstairs to bedroom three
- Low maintenance front garden
- Good size rear garden
- Garage nearby

## THE PROPERTY:

The accommodation comprises an entrance hall, a living room and a dining room, a kitchen which has a range of wall and base units and, as previously stated, would benefit from updating. There is a lobby and a downstairs' shower room with a low level WC and a door to the rear garden.

Off the landing is bedroom one which is to the front of the house with a store cupboard and access to the loft. Bedroom two overlooks the rear garden and bedroom three benefits from an en-suite bath and WC.

Outside – To the front of the property is a low maintenance garden and the garden to the rear is of a good size and again is crying out for attention. There is also a couple of sheds with further storage to the side of the property. The garden is laid to lawn with a mixture of plants and trees. As previously stated, there is a garage allocated to the residence and is across the road on the industrial estate adjacent to the property.

A viewing of the dwelling is highly recommended to fully appreciate its potential and what could be done to make a great family home.

## LOCATION:

This family home is situated on the southern fringe of the market town centre of Bridgwater and offers M5 motorway access at junction 24 without passing through the town. There are shops for day to day needs at the Taunton Parade with the town centre approximately ½ mile distance away. Bridgwater offers a full range of services including retail, educational and leisure facilities. Main line links are available via Bridgwater Railway Station. Regular buses run to Taunton, Weston-super-Mare and Burnham-on-Sea plus a daily coach service to London Hammersmith from Bridgwater Bus station.



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 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 O2 and Vodafone.

**Flood Risk: Rivers and sea:** Medium risk      **Surface water:** Medium 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.