

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 offer is accepted. 8c The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. 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. 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 February 2025.  
 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranties 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, references to condition and necessary permissions for use and occupation and 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



**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.  
**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: 180Mbps download and 220Mbps upload. We recommend you check coverage on <https://checker.com.org.uk/>. Voice and data limited with O2.  
**Mobile Phone Coverage:** Voice and data available with EE, Three and Vodafone. Voice and data limited with O2.  
**Flood risk: Rivers and seas:** Very low risk **Surface:** Very low risk **Reservoirs:** Unlikely **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](https://www.sdc.somerset.gov.uk/planning_online)

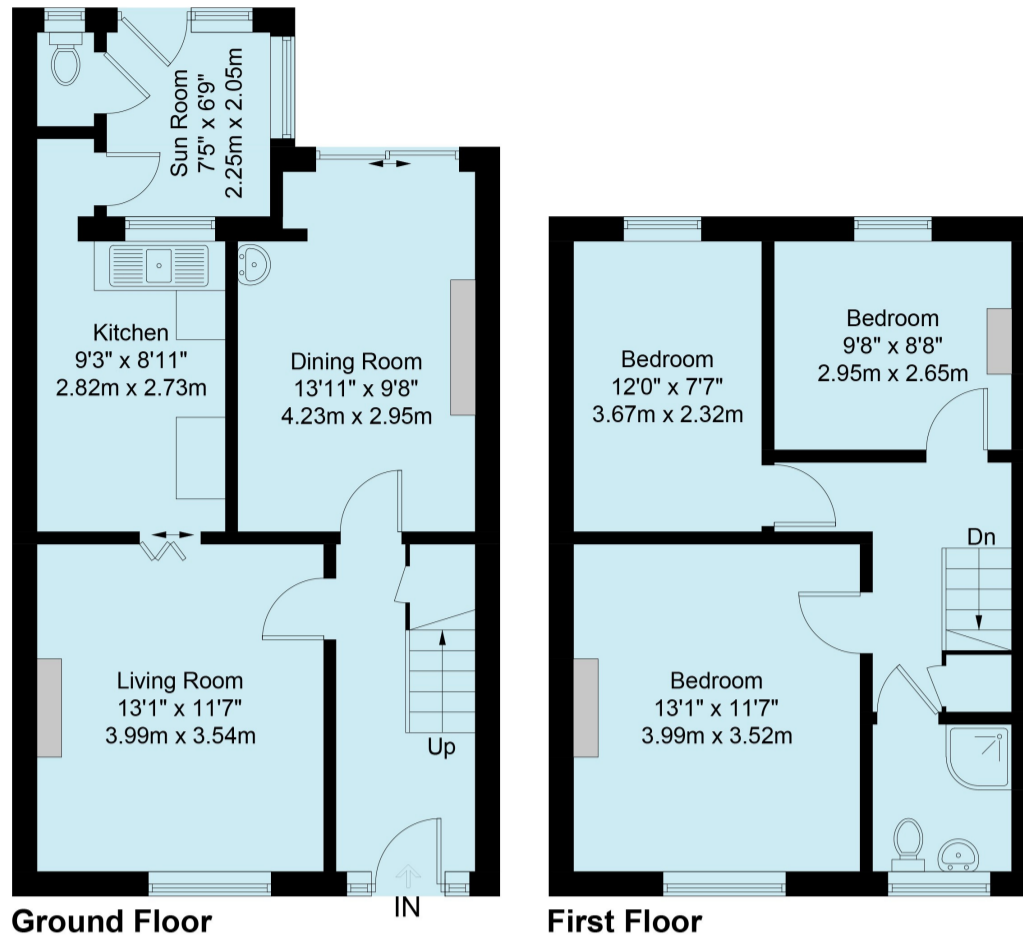


**46 Victoria Road**  
 Bridgwater, TA6 7AD  
 £149,000 Freehold

3 2 1 F EPC

**Wilkie May & Tuckwood**

# Floor Plan



For illustrative purposes only. Not to scale. ID1278749  
 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

\*\*\* AVAILABLE TO CASH BUYERS ONLY \*\*\*

Victoria Road is a three bedroom mid terrace property and is in need of structural work as the house has subsidence to the front.

There is no onward chain with this property.

### THE PROPERTY:

The accommodation comprises an entrance hall, living room, kitchen, rear sun room, cloakroom and a dining room.

To the first floor are three bedrooms and a shower room.

There is no heating and as previously stated the house would benefit from structural work and updating throughout.

Outside - The rear garden leads to side gate giving access off to the garage which is accessed via the rear lane.

### LOCATION:

Situated on the favoured west side of Bridgwater within walking distance of the town centre and close to junior and senior schools of high repute. Bridgwater offers a wide range of amenities including retail, educational and leisure facilities. There are regular bus services to Taunton, Weston-super-Mare and Burnham-on-Sea and a daily coach service to London Hammersmith. Main line links are available via Bridgwater Railway station. Access to the M5 motorway is available via junctions 23 and 24.

- Three bedroom house
- Living room with front aspect
- Dining room overlooks rear garden
- Kitchen
- Sun room and WC downstairs
- Shower room upstairs
- Front and rear garden
- Garage at rear

