

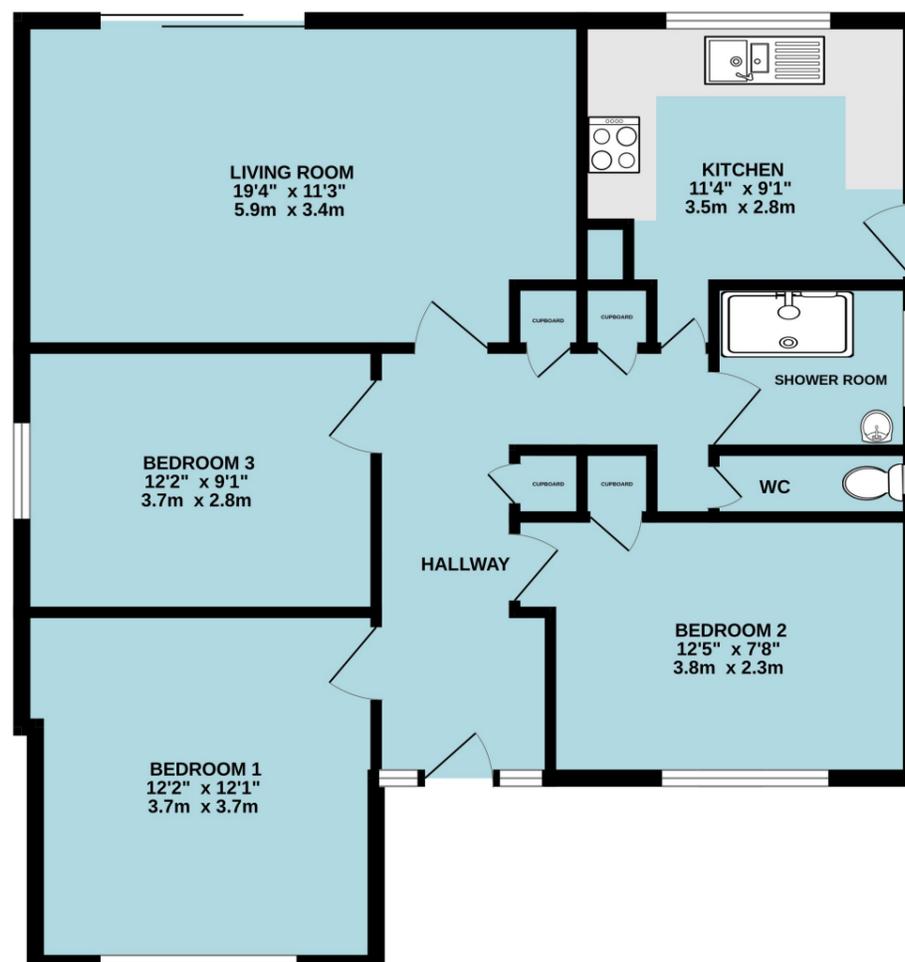


Pyrland Walk
 Bridgwater, TA6
 £350,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



TOTAL FLOOR AREA : 869 sq.ft. (80.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Description

This well presented three bedroom detached bungalow is served by gas fired central heating with south facing gardens, garage and two driveways.

The property is offered to the market with no chain.

- Three bedroom detached bungalow
- Over 19' living room
- Kitchen
- Three bedrooms
- Shower room and separate WC
- South facing gardens
- Garage
- Two driveways
- No onward chain

THE PROPERTY:

The property is a well presented three bedroom detached bungalow situated in a particularly desirable road in the parish of Durleigh on the favoured west side of Bridgwater. The dwelling is offered to the market with no chain, is served by gas fired central heating with south facing gardens to the rear along with a garage and two driveways.

The accommodation comprises a door to the entrance hall where there are three storage cupboards. There is a living room with sliding patio doors overlooking and accessing the garden. The separate kitchen has a range of high and low level white fronted units, recesses for domestic appliances and a double glazed door.

There are three double bedrooms and separate cloakroom (with a WC and a window) and a shower room - with shower cubicle, vanity basin and a double glazed window.

Outside - To the front is a lawned area, two driveways - one approaching the garage - and access to the gardens which are private and enclosed. There is a block paved patio, side garden area laid to lawn, with a number of borders and two garden sheds.

LOCATION:

Pyrland Walk is a most appealing cul-de-sac with a green and is situated on the favoured west side of Bridgwater with close proximity to the Quantock Hills. Junior and senior schools of high repute are close by as well as local shops for day to day needs. The town centre is just over 1.5 miles away and offers a full range of amenities including retail, leisure and educational facilities. There are regular bus services from Bridgwater bus station to Taunton, Weston-super-Mare and Burnham-on-Sea together with daily coach service to London Hammersmith. Main line links are available from Bridgwater Railway station, whilst junction 23 and 24 provide straight forward access to the M5 motorway.



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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, 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 standard mobile coverage. The maximum available broadband speeds are: 18Mbps download and 2Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data limited with EE, Three, 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 August 2025.

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.

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